



**Bryan Bishop**  
*and partners*

**Holwell Hyde Lane**  
**Welwyn Garden City, AL7 4AA**







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## Summary:

A rarely available 3,000 square foot detached farmhouse with 3,300 square feet of outbuildings set on a 5 acre plot with sweeping driveway and views over rolling countryside. The property is in a tired condition and priced accordingly, allowing a fantastic opportunity for a prospective purchaser to put their own taste and design into this charming home.

## Accommodation:

The property is entered via a large entrance hallway with a storage cupboard for coats and boots. A large room off to the right has dual aspect windows and doors which floods an abundance of natural light into the space. Off to the left is the main accommodation, starting with a family room brimming with character to include an inglenook fireplace, beams and a window over looking the garden. This in turn leads to a triple aspect kitchen/dining room with utility space and multiple exterior doors. Off of the family room is a hallway with stairs to the first floor, a door to the garden and access to a spacious cloakroom. Particularly impressive, is the dual aspect living room with central chimney stack and cast iron log burning stove.

There are two staircases that lead to the first floor which comprises four double bedrooms and a five piece family bathroom. All of the rooms on the first floor have terrific views over the grounds and idyllic rolling countryside beyond. There is a door off the main landing that leads to a large and attractive balcony.

## Exterior:

The main property and outbuildings sit on approximately two acres and consists of wrap around formal gardens with an East, South and West facing aspect overlooking the idyllic Hertfordshire rolling countryside, mostly laid to lawn with a patio area and mature trees. There is a sweeping drive to the front that navigates the many outbuildings, including garaging, barns, stabling and general storage. Behind the garden is a 3 acre paddock with vehicle access.

## Location:

The farmhouse is located on the outskirts of the popular town Welwyn Garden City, which has a vast selection of shops, supermarkets, restaurants and amenities. There is a handy train line which leads into London's Kings Cross. The A1 is a short drive and provides vehicle access into London, as is the county town of Hertford which also offers an array of shops and restaurants.











## GROUND FLOOR

Entrance Hall  
Work Room/Reception  
Living Room  
Family Room  
Kitchen/Dining Room  
Utility  
Secondary Hallway  
Cloakroom

## FIRST FLOOR

Landing  
Master Bedroom  
Bedroom One  
Bedroom Two  
Bedroom Three  
Family Bathroom

## EXTERIOR

Formal Gardens  
Driveway  
Storage Buildings  
Stables  
Workshop  
Double Garage  
Triple Car Port  
3 acre paddock



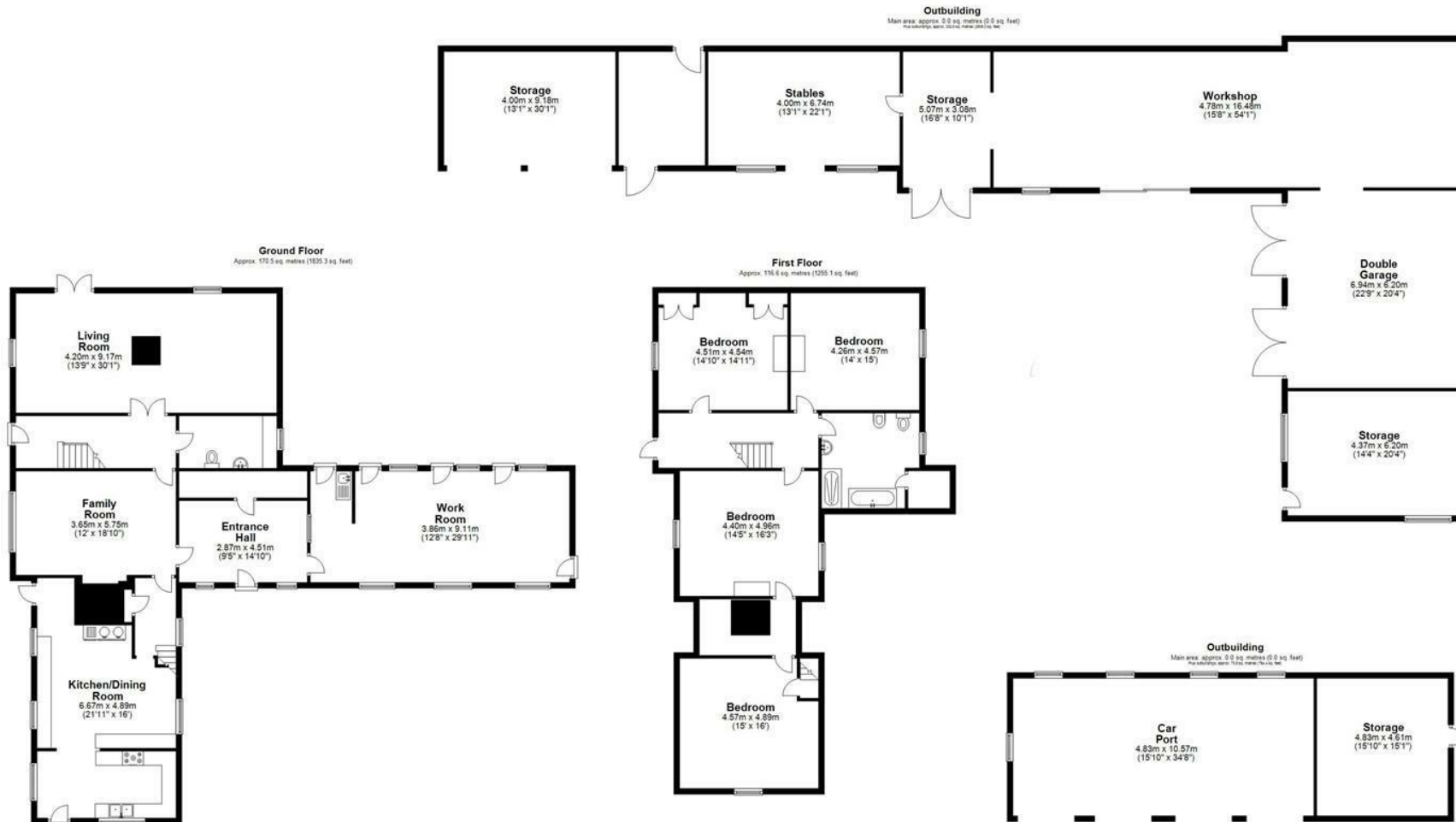












Main area: Approx. 287.1 sq. metres (3090.4 sq. feet)

Plus outbuildings: approx. 306.6 sq. metres (3300.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

















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