



Bryan Bishop
and partners

High Street
Codicote



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this gorgeous Victorian residence occupying a prime position on Codicote High Street on the outskirts of this ever popular Hertfordshire village. This house is just exceptional in every way, absolutely overflowing with authentic period charm throughout the entire four thousand square feet of generously proportioned accommodation with an additional 700 square feet of garage and outbuildings. High ceilings, large windows and ornately decorated fireplaces adorn most room, with complete architectural splendour provided by the opulent curved bay that graces the imposing "Manor House" drawing room and the main bedroom suite above it. A classic walled frontage adds authentic gravitas whilst providing good privacy to the expansive grounds of around half an acre that surround the house and various outbuildings. The ground floor is both a wonderful family home and an entertaining space without equal. On the upper floor there are five bedrooms, all of which can only be described as king size as they are much larger than an average double, along with three bathrooms.

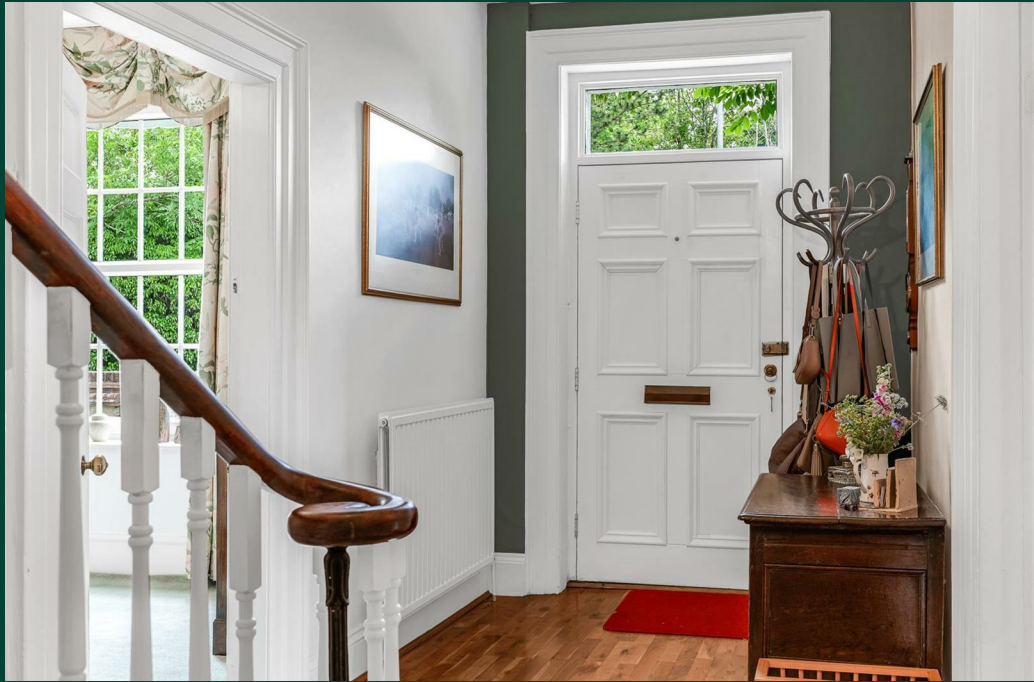
Accommodation:

The Wisteria adorned main door welcomes you into a bright and imposing entrance hall with high ceilings, an ornate decorative arch and a fabulous staircase featuring a beautifully curved handrail with turned spindles. From here doors lead in to what would have been the guest areas of the house, being the large dining room and the simply stunning drawing room. The entrance hall then extends past the stairwell, through a connecting door and into an inner hall serving what would have been the private rooms for the family. Here doors lead into the kitchen/breakfast room, the office, a well situated guest cloakroom, and then an additional door into the rear of the dining room.

The dining room is a substantial room at over twenty-four feet long with a modest fireplace adorning the end wall. This is a wonderful space capable of taking a very large dining suite and still incorporating plenty of other occasional furniture of a suitably grand scale. Tall windows grace the two exterior walls, flooding the room with natural daylight, with beautiful curved alcoves interspersed between the windows for added elegance and style. This room typifies the essence of the whole house - understated timeless elegance with a powerful sense of tradition and permanence that will obviously accept a classic, traditional style but would also coalesce just as comfortably with contemporary decor and furnishings. However it is dressed, it is a wonderful room for the most charming dinner parties and family gatherings.

Just across the entrance hallway is the quite spectacular drawing room. With a footprint of some five hundred and fifty square feet and a length of thirty-one feet, this room would almost appear, when considered in numbers, to be too large, but the fabulous proportions, high ceiling, substantial multiple windows and delightful French doors endow the room with a perfect balance that doesn't shrink the space. Again there are wonderful period touches that never cease to delight, including the opulent circular bay opening out into the grounds and an exquisite fireplace, with a marble surround and intricately carved hardwood mantelpiece excelling as a focal point. Entrances from the front hall and the inner hall, which has various storage cupboards along its length, allude charmingly to the history of the house as well as providing a nice easy flow around the living areas.







Occupying the central part of the property is the kitchen/breakfast room, where two side facing windows cast abundant light into the whole room. Intelligent design has placed the working part of the kitchen to the left side, allowing a free flow from the hallway, through the open breakfast area and straight into the family/play room via a wide archway. The kitchen area is blessed with a comprehensive array of wall and floor mounted fitted cupboards in a light oak finish that offer abundant storage space. Worktops, with a neat matching light oak edging, run right around the perimeter, nicely complementing the white and decorative tiled splashbacks, and extending out to offer an appealing delineation between the kitchen and breakfast room whilst also encompassing a breakfast bar. Within the cupboards are a full range of kitchen appliances, free standing within their designated spaces, including a white two oven AGA. The remainder of the room is left open plan to configure and furnish as you wish. Clearly a space capable of hosting lovely informal meals around a large country kitchen table, but it would also provide a great casual sitting area or easily allow a substantial expansion of the fitted kitchen area if so desired. A few feet from the kitchen, just through the archway, is a perfectly placed utility/laundry room, helping the kitchen to stay neat and clutter free whilst also providing an external door out into the rear garden.

The rear section of the house is taken up by the lovely family/play room. Another room of terrific size and proportion giving enormous scope for how it is used. The room is completely flooded with natural daylight through no fewer than four windows set into three separate aspects, and there is great connectivity to the rest of the house and out into the garden through a glazed panel external door.

The last room on the ground floor is the study/office, taking an ideal location at the end of the inner hallway, so offering good privacy yet still nicely connected to the main living area. With ample bedrooms upstairs to be put to good use, this room is almost too good to be a study/office, celebrating the architectural grandeur of the rest of the house with its high ceiling, large windows and lovely fire place featuring an unusual and fascinating metal basket arrangement. If you need a work from home solution - there is none better than this.

Upstairs there are five bedrooms, all of a generous size, as well as a family bathroom, a family shower room and a separate W.C. The two largest bedrooms both enjoy stunning circular bay window arrangements, with the main bedroom suite, an absolutely stunning space, also boasting a large dressing area, fully fitted with multiple wardrobes, and a substantial en suite bathroom with separate bath and shower.

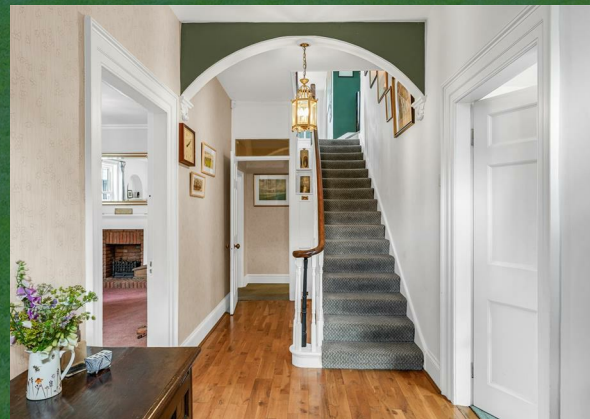
Beneath the house is a good sized cellar with full height ceiling, perfect for storage.

Exterior:

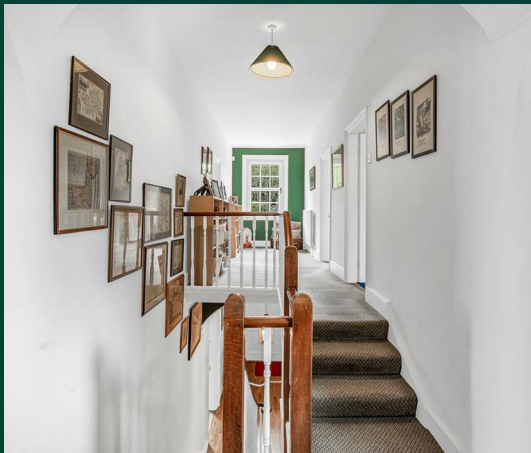
Set in gardens of around half an acre, the house has a number of outbuildings within the grounds, including a large garage and numerous other storage units and a workshop. The garden is a beautiful amalgam of sweeping lawns, sheltered patio areas and curated flower beds filled with an absolute riot of colour and form. Mature hedges and trees line the boundary of the garden offering much privacy and a woodland walk also offering extra interest. A large kitchen garden provides ample opportunity for growing cut flowers and vegetables for the kitchen. The gardens are commensurate with the house, enjoying lovely proportions along with a tranquil and elegant setting for all occasions.

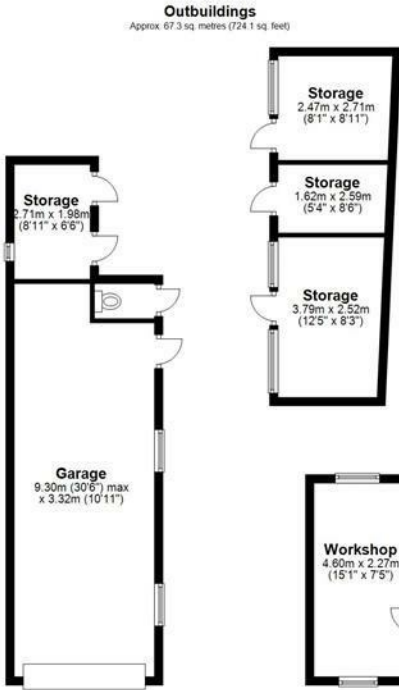
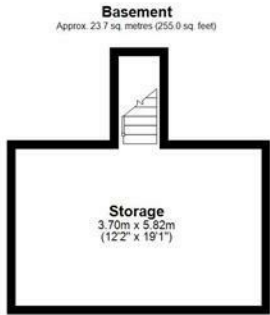
Location:

This lovely family home is perfectly placed to benefit from the great amenities within both Codicote Village, a short walk away, and Welwyn Village, just a few minutes away by car. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. There is an outstanding C of E primary school as well as the John Clements Sports Centre providing football, cricket, tennis and mini-rugby.









Total area: approx. 456.2 sq. metres (4910.8 sq. feet)

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		75	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	55		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			









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