



Bryan Bishop
and partners

Tewin Water
Digswell



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Bryan Bishop and Partners are proud to present this exceptional three-bedroom, two-bathroom, split-level apartment, set within a magnificent Grade II listed country house, built in 1798 by Lord Cowper. Immaculately maintained and brimming with period charm — including high ceilings, sash windows and beautiful stained glass features — this unique home also offers modern luxury throughout.

One of its most outstanding features is the rare blend of peaceful countryside living with effortless access to central London. Nestled in over 10 acres of beautifully landscaped grounds, meadows and riverside parkland, the property sits on the outskirts of the picturesque village of Digswell — yet is just a 15-minute walk from Welwyn North Station, with fast trains reaching London King's Cross in 19 minutes. The property has its own website explaining its colourful history - simply search 'Tewin Water House' online. Enjoy a tranquil, idyllic lifestyle with expansive rural views, walking trails and historic surroundings, all while maintaining fast connectivity to the capital.

Accommodation:

A large, grand entrance hall leads through to the stairs to the apartment on the second floor. There is also a lift available. The front door opens into a light, bright entrance hall that extends through the centre of the apartment, with glorious stained glass roof lights adorning the high ceiling along its length. From here, doors lead into two of the bedrooms and the dining room, whilst a flight of just four stairs to the side opens directly into the office/study, and a further short staircase at the far end of the hallway rises to access the family bathroom and the principal bedroom.

The office/study is a lovely space, enjoying views out into the unspoiled countryside and pleasantly galleried above the entrance hall. It is comfortably large enough for multiple workstations and the ancillary furniture the role demands, offering a good degree of privacy yet remaining nicely connected to the rest of the apartment.

The substantial dining room enjoys a split-level connection with the adjoining elevated living room, with both rooms benefiting from generous yet nicely balanced proportions. The square shape of the dining room endows it with the practicality and flexibility to accommodate a dining suite on a grand scale should you desire it, still leaving abundant extra space for further occasional furniture. With the windows set into the raised living room and the charming full-height windows and glazed door opening out onto the terrace, the room is absolutely flooded in natural light throughout the day. What a delightful situation for dinner parties with friends and family.

On the upper floor is the living room, again a substantial and well-balanced room offering countryside views through the expansive windows, a pleasant open aspect over the gallery to the dining area and terrace beyond, and abundant space capable of housing numerous sofas and chairs.







From the dining room, there is level access through into the kitchen, which is generously lit by two windows opening onto the terrace and a roof light above the induction hob. A comprehensive array of wall and floor-mounted cabinets lines the perimeter walls, providing more than ample storage and worktop area, ably enhanced by a neat central island. Integrated within the cabinets is a full complement of premium brand appliances, as one would expect in an apartment of this fine quality, along with a designated space for a double fronted fridge freezer. It would be a simple matter to incorporate a breakfast bar if so desired.

A bespoke staircase leads out onto the glorious roof terrace from the dining room. This is an extremely unusual and special feature that elevates this lovely apartment way beyond its peers. The terrace is larger than many gardens, extending to over fifty-one feet in length, and is more than capable of hosting al fresco dining and casual seating, with unparalleled views out across the impeccably maintained grounds of Tewin Water House.

Intelligent design has grouped the living areas together, with the bedrooms and family bathroom being further along the hallway. All three of the bedrooms are generous doubles, with the principal bedroom being much larger, actually extending to over twenty-seven feet in length. The room is wonderfully lit by two large windows and is perfectly able to accommodate casual seating as well as a super king-size bed and multiple wardrobes. From the corner of the room, a door opens into a substantial ensuite shower room, fully tiled and illuminated by a generous roof light. The family bathroom features a bath with a shower attachment and a screen fitted above it.

Exterior:

There is plenty of parking within the grounds, which run to some 10 acres of immaculately maintained formal gardens, meadows and parkland, with the tranquil River Mimram flowing through it. The property also includes a single garage, providing further practicality and storage.

This is a remarkable opportunity to own an impressive and imposing, yet practical, residence set within a gorgeous historic country house that will fully support your modern lifestyle.

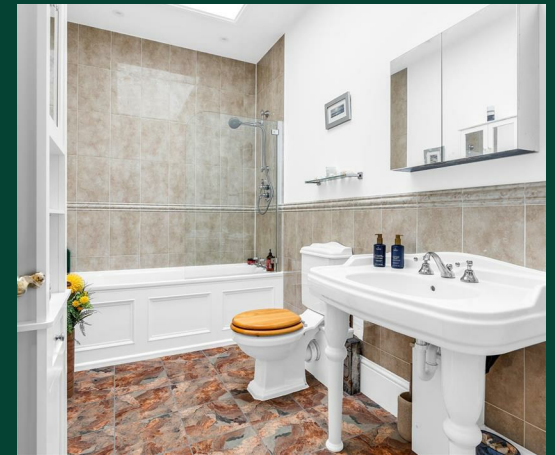
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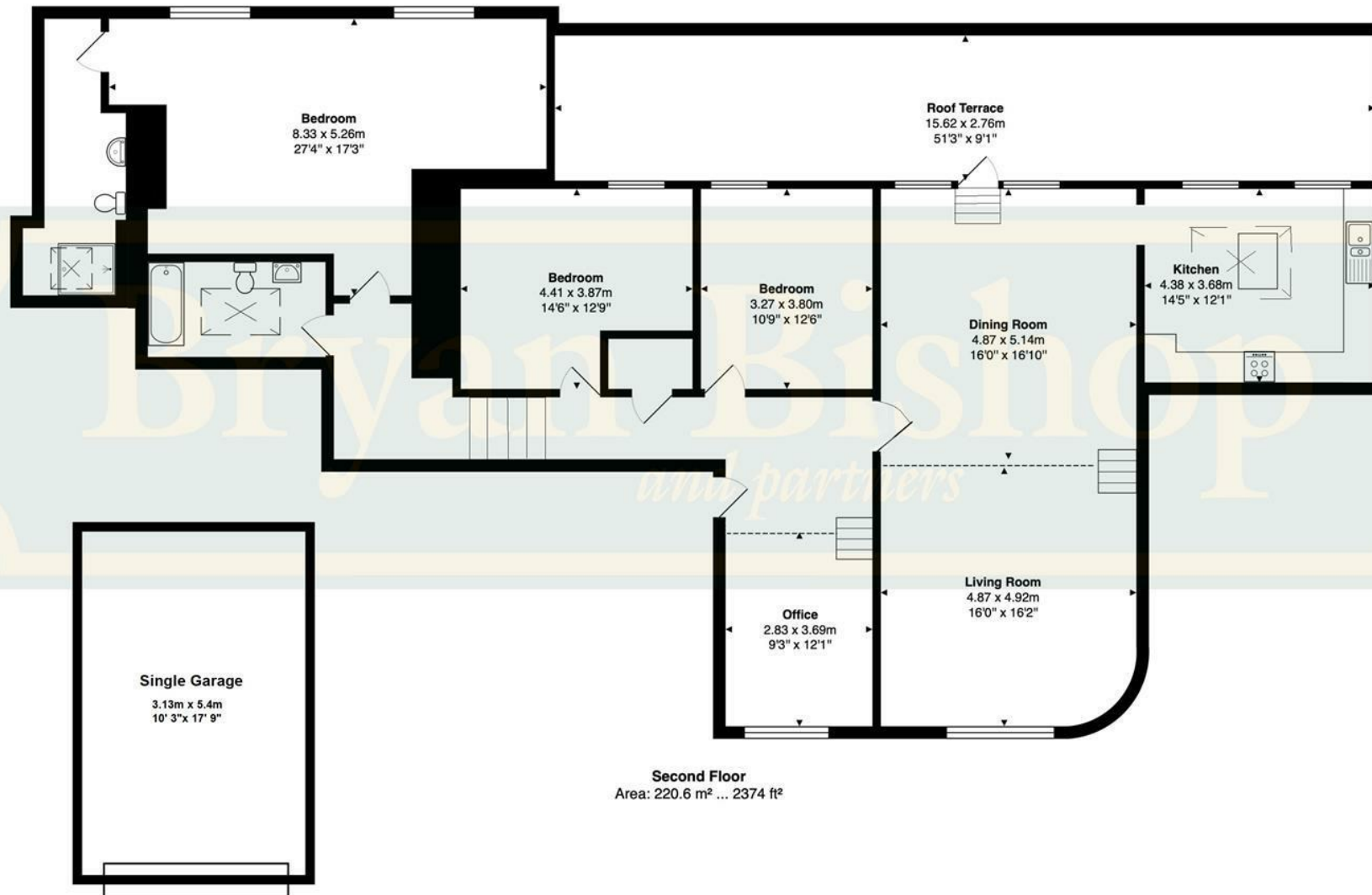
This beautiful residence is located on the outskirts of the ever-popular village of Digswell. Welwyn North Station is within a 15 minute walk, from where trains reach London King's Cross in just 19 minutes. The village of Digswell also benefits from local shops, St Johns Primary School, the Cowper Arms pub, a tennis club, and various other clubs and societies. Welwyn Garden City is a couple of miles away, offering a wide and varied range of amenities.

You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools, including Sherrardswood, Haileybury, Duncombe, and Heath Mount. The A1(M) links to the M25, and both Luton and Stansted Airports are within a 30 to 40-minute drive.

















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