



Bryan Bishop
and partners

Tewin Water
Digswell, AL6 0AB



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Bryan Bishop and Partners are delighted to bring to the market a wonderful opportunity to acquire this stunning detached farmhouse family home dating back to part of the original Tewin Water Estate and including the former estate fire station. Situated on a little over an acre plot, in Digswell surrounded by beautiful, vast countryside views and walks.

The ground floor features a generously sized living room adorned with a vaulted ceiling and an impressive open fire, overlooking the gardens and patio. A graceful dining room, with a charming bay window, offers ample space for hosting guests. The spacious kitchen, also boasting a vaulted ceiling and a breakfast area, is well-equipped with integrated appliances and plenty of base and eye level units, and opens onto a delightful patio with a fish pond. Adjacent to the kitchen is a convenient utility room. The main hallway leads to a versatile family cinema room, a sizable study, and a good-sized playroom which is currently setup as a gym. Completing this level is a ground floor bedroom with an adjoining three-piece bathroom suite.

As you ascend the staircase, you'll discover a spacious landing on the upper floor, providing three generously sized bedrooms. The principal bedroom suite awaits, boasting a dressing room and a well-finished four-piece En-Suite, all of which offer captivating vistas of the expansive gardens. Additionally, the second bedroom is complemented by its own three-piece En-Suite. Completing this level is a third double bedroom, alongside a well-appointed four-piece family bathroom suite.

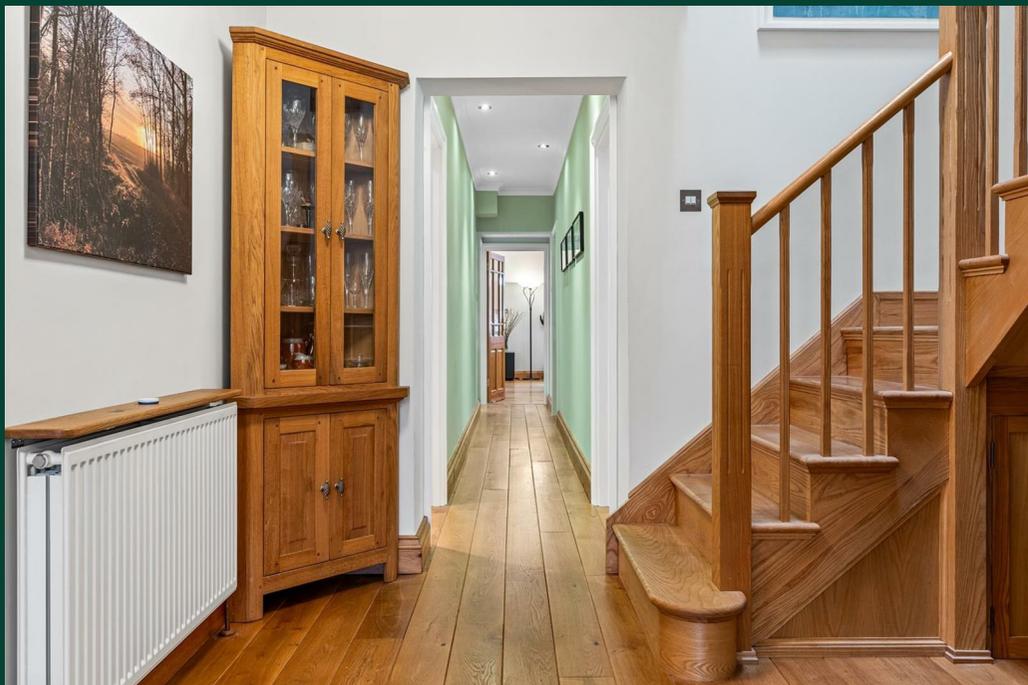
At the rear of the property there is ample secure parking via the car port and double garage which is currently setup as a workshop and storeroom. The upstairs of the building has integrated plumbing meaning the building could easily be converted subject to the usual permissions to provide annexe accommodation or a substantial home office.

The expansive grounds and picturesque views surrounding Tewin Water Farm House stand out as one of the defining attributes of this residence. Extending across nearly an acre, the grounds of the property are meticulously landscaped with abundantly stocked and mature borders further adding to the privacy, and showcasing a substantial lawn bordered by an elevated patio area adorned with a prominent water feature. The property also sits on the vast grounds of Tewin Water Estate, these can be seen by the long private driveway up to this luxurious estate

Location:

Situated in Digswell offering a local shop, café, two pub/restaurants within walking distance, Welwyn North station which provides great access to London and The North, the A1(M) links to the M25 and both Luton and Stanstead Airports are within 30 to 40-minutes away. Additional amenities are available from Welwyn Village and Welwyn Garden City, both within a 5-minute drive. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount.







GROUND FLOOR

Entrance Hall	
Play Room	11'6" x 10'7"
Office	11'8" x 8'11"
Family Room	13'6"
Dining Room	16'11" x 17'10"
Living Room	28'5" x 20'5"
Kitchen	13'1" x 19'10"
Breakfast Room	12'2" x 9'10"
Utility	12'2" x 9'3"
Bedroom Four	7'9" x 19'10"
Bathroom/Shower Room	

FIRST FLOOR

Landing	
Principal Bedroom	14'5" x 17'10"
Dressing Room	
En-Suite	
Bedroom Two	13'6" x 17'10"
En-Suite	
Bedroom Three	11'9" x 19'11"
Family Bathroom	

OUTBUILDINGS

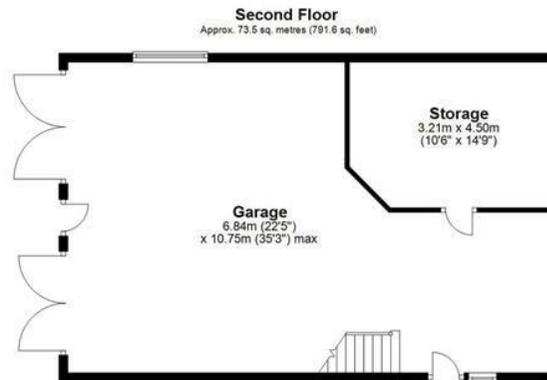
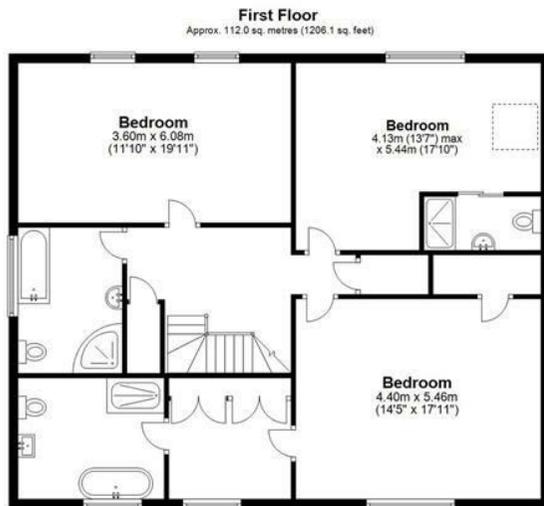
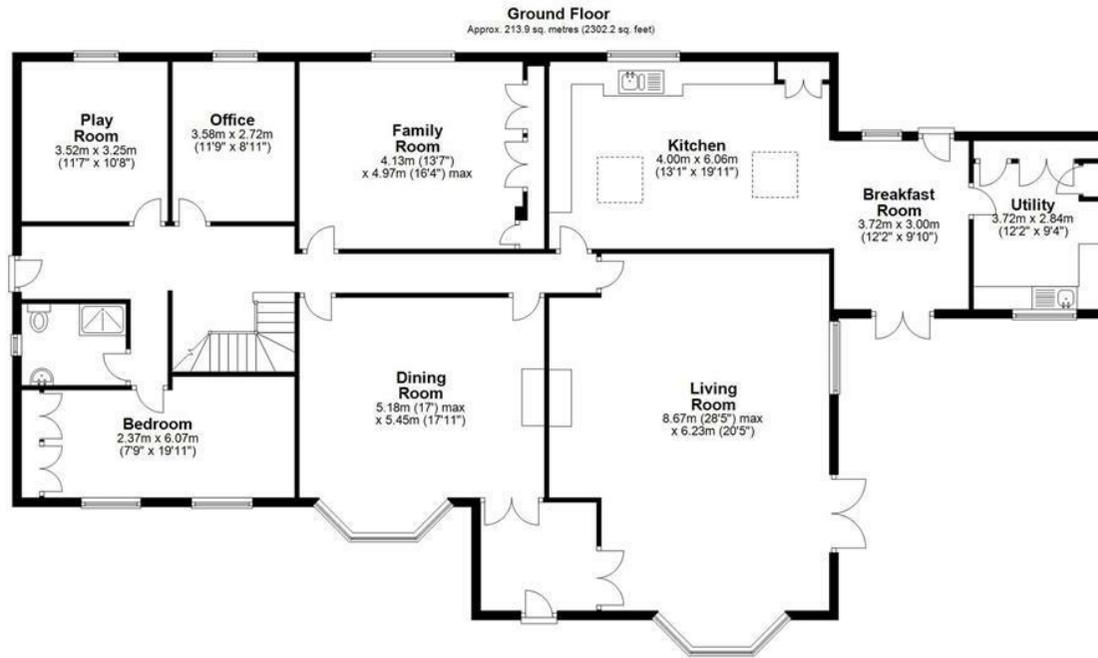
Garage	22'5" x 35'3"
Storage	10'6" x 14'9"
Workshop/Studio	22'5" x 20'1"

EXTERIOR

Carriage Driveway	
Front Garden	







Total area: approx. 441.5 sq. metres (4751.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









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