



Bryan Bishop
and partners

Heath Lane
Codicote, SG4 8WP

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Summary

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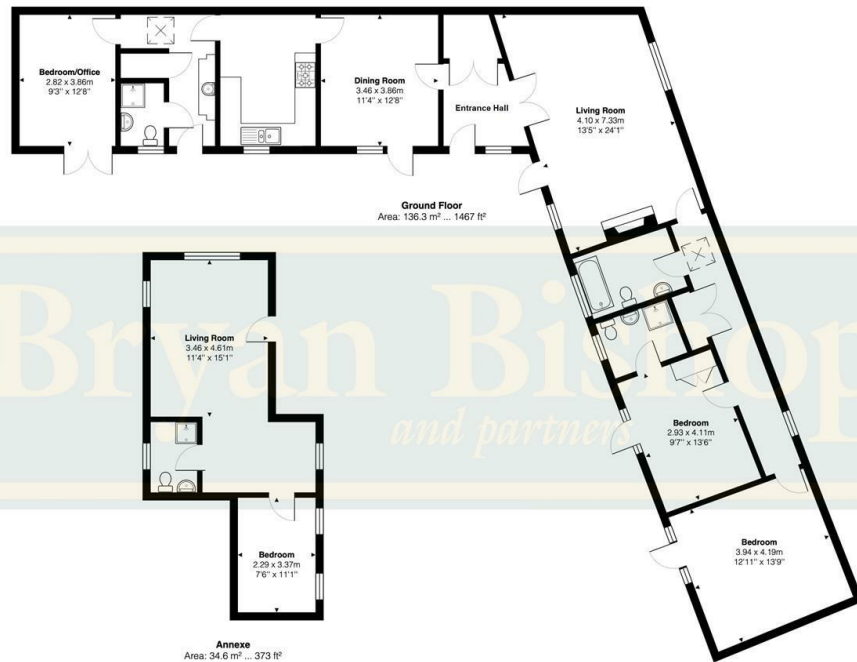
Bryan Bishop and Partners are delighted to bring to the market this enchanting four bedroom, three bathroom property, with a separate one bedroom annexe with its own shower room, within the vibrant and popular village of Codicote. This characterful home is a fabulous conversion of what was originally various outbuildings of the farm that served Codicote House, arranged on a single level to maximise the beautiful setting which stretches around a large private courtyard garden. The architect has retained numerous period features which imbue the property with abundant authentic charm, which means that virtually every room has a glazed panel door as well as generous windows that look out onto the garden. There is a main doorway that logically allows full access to all parts of the main house, but the extra doors do provide an accentuated flexibility in case there was a need to partition the property in some way, or to leave it all connected but provide distinct, separate entrances.

Accommodation:

Intelligent design, with two wings to the L shaped building, enables the main door to be positioned in the centre of the house, giving easy visitor access to the primary living spaces located either side of the entrance hall. The door itself is a substantial farmhouse door of a two-part stable door design, with windows above and to the side keeping the nicely shaped hallway well lit.

Fully glazed double doors lead off to the right from the hallway into the large living room. This is a generously sized room by any measure, at over twenty-four feet long, and is bathed in natural light from the windows set into opposite walls, as well as the doorway opening out onto the inner courtyard. The solid wood floor and a feature wood burning stove, bring a real charm and warmth to the room, along with the braced wooden door that leads to the inner hallway.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
92 plus A	81
(81-91) B	
(69-80) C	
(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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