



Bryan Bishop
and partners

Carleton Rise
Welwyn, AL6 9RA
Guide price £750,000



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Enjoying an enviable position on the highly regarded Carleton Rise, just a gentle stroll from the heart of Welwyn, this detached three-bedroom residence occupies a generous and private plot within one of the area's most sought-after settings.

Offered to the market with no onward chain, the property represents a compelling opportunity to acquire a home of genuine substance and transform it into an exceptional family residence. With clear scope for enlargement, reconfiguration and refinement (subject to the usual consents), the foundations are firmly in place for the creation of a truly impressive village home.

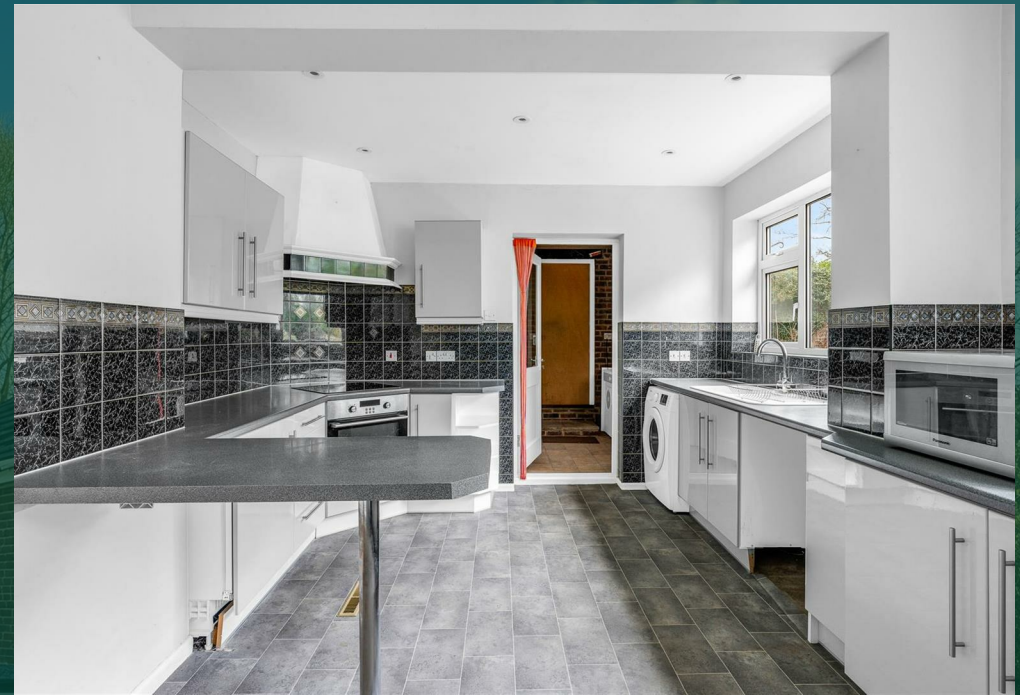
Accommodation:

The ground floor offers well-balanced and adaptable living space, thoughtfully arranged to suit both family life and entertaining. A spacious principal reception room provides an inviting setting for relaxation, while the separate dining room lends itself equally well to formal occasions or open-plan reimagining.

A side extension enhances the overall footprint and draws an abundance of natural light through twin Velux windows, creating a bright and uplifting atmosphere throughout. The adjoining conservatory enjoys a delightful outlook across the rear garden, seamlessly connecting the interior with the outside space.

The kitchen is fitted with a range of units and presents excellent potential for redesign into a contemporary culinary hub. A guest cloakroom completes the ground floor accommodation.

To the first floor, three well-proportioned bedrooms are arranged around a family bathroom. Each room offers comfortable proportions and, as with the rest of the house, exciting scope to enhance and tailor to individual tastes and requirements.







Exterior:

The property is approached via a generous hardstanding driveway, providing ample off-street parking and access to a substantial double garage, ideal for secure parking, storage or potential conversion (subject to consent).

The rear garden is a standout feature: notably generous in scale, mature and well-screened, it offers a high degree of privacy and seclusion. Whether retained as a family garden, thoughtfully landscaped, or incorporated into a future extension, the outdoor space provides the perfect backdrop for both everyday living and larger gatherings.

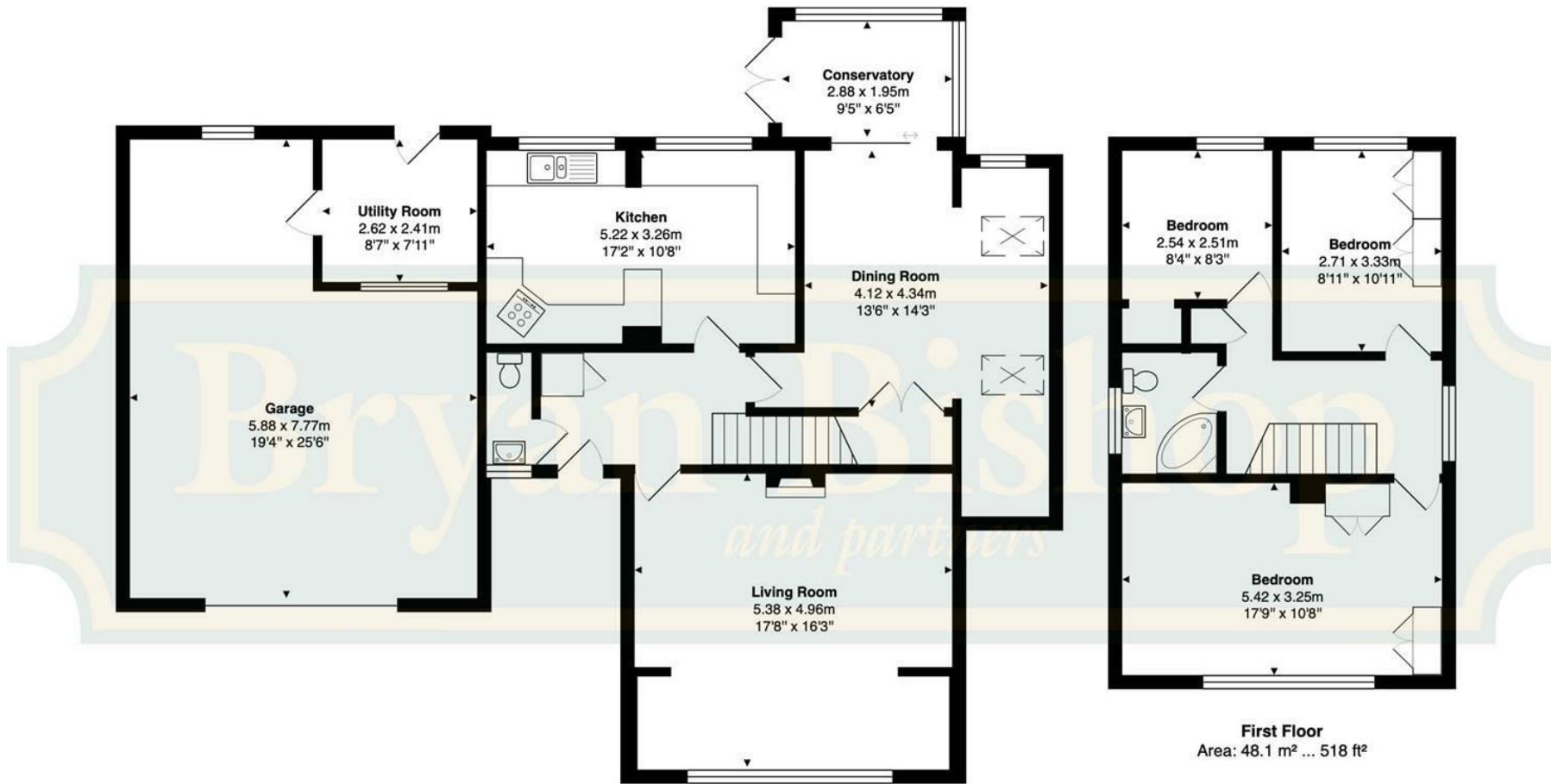
Location:

Carleton Rise is widely regarded as one of Welwyn's most desirable residential addresses, combining a peaceful, established setting with excellent convenience. The vibrant village centre offers an appealing array of independent boutiques, cafés and traditional public houses, alongside highly regarded schooling.

For commuters, the area is exceptionally well served, with mainline rail services providing swift access to London and convenient road connections to surrounding towns and motorway networks. The result is a setting that balances village charm with practical connectivity — an increasingly rare and highly prized combination.







Ground Floor
 Area: 132.1 m² ... 1422 ft²

First Floor
 Area: 48.1 m² ... 518 ft²

Total Area: 180.2 m² ... 1940 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	73

England & Wales EU Directive 2002/91/EC









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