



**Bryan Bishop**  
*and partners*

**Mill Lane**  
**Welwyn, AL6 9ES**  
**Guide price £900,000**







# Mill Lane

Welwyn, AL6 9ES

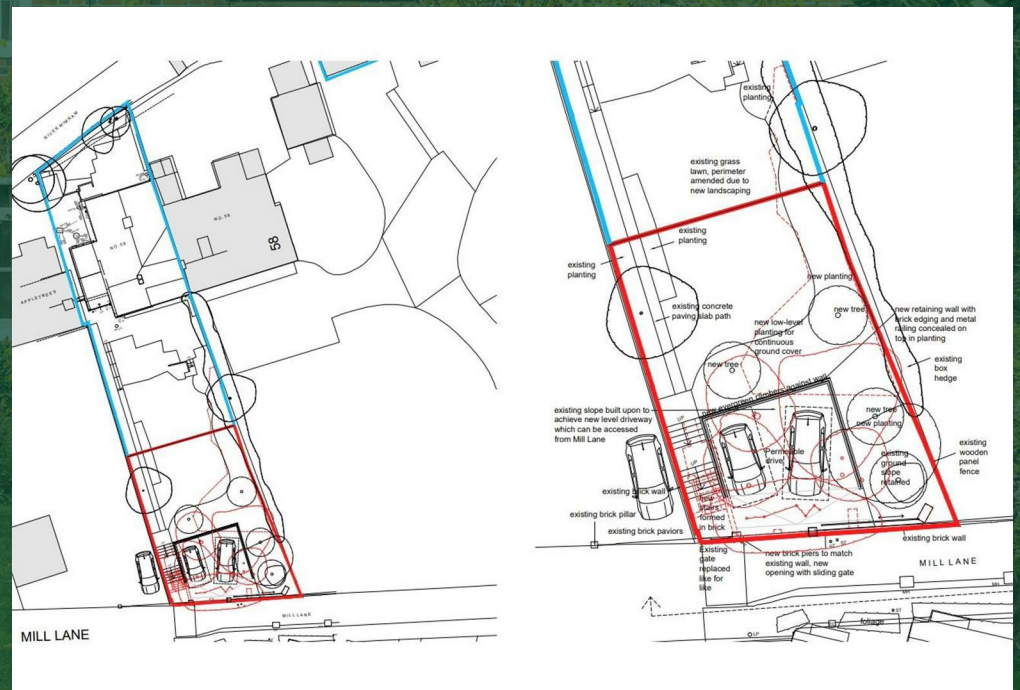
n Historic Grade 11 Listed Village House Dating from The Georgian Period Located in The Conservation Area of Welwyn Village. PLANNING PERMISSION GRANTED FOR A 2 CAR DRIVEWAY.

Parkside Cottage is one of a handful of properties in Welwyn Village worthy to be in a class of their own, it has a delightful south facing walled garden, a detached double garage and is just a short walk to the village high street. The house was originally part of "Parkside" a double fronted Georgian house, to which it is attached.

The house dates from the early 18th Century with high internal ceilings, large sash windows, open fireplaces and an original parquet floor to the drawing and dining room, also on the ground floor is a small entrance hall with cloakroom, a second sitting room, kitchen, and laundry room. The first floor has 4 bedrooms; the master bedroom is particularly spacious and has an en-suite bathroom, a second bathroom is located off the landing and a fixed stair gives access to a large attic space which could be converted (subject to planning and listed building consent) to provide further accommodation.

Another notable feature of this charming property is its south facing walled garden, comprising a central lawn with heavily stocked shrub and herbaceous borders and a York stone patio providing a sunny seating area, the principal rooms overlook the walled garden and there is a further paved area to the rear of the house which has frontage onto the River Mimram, from here there is gated access to a pedestrian right of way across the rear garden of Parkside House, to a detached double garage.

Parkside Cottage has been the home of the present owner for the past 35 years and is in need of modernisation, but it presents a wonderful opportunity for a new to owner further enhance this historic property, the likes of which rarely come onto the market.











**GROUND FLOOR**

Entrance Hall

Cloakroom

Family Room

12'2" x 11'11"

Inner Hallway

Living Room

17'11" x 12'5"

Dining Room

19'7" x 11'9"

Kitchen/Breakfast Room

20'3" x 10'1"

Utility

7'4" x 8'5"

**FIRST FLOOR**

Landing

Master Bedroom

18'3" x 13'1"

En-suite

Bedroom Two

12'6" x 12'

Bedroom Three

12'6" x 12'4"

Bedroom Four

12'6" x 10'8"

Family Bathroom

Loft Room

20'10" x 10'1"

Exterior

Front Garden

Rear Garden

Detached Double Garage

16'5" x 19'8"

**COUNCIL BAND G**

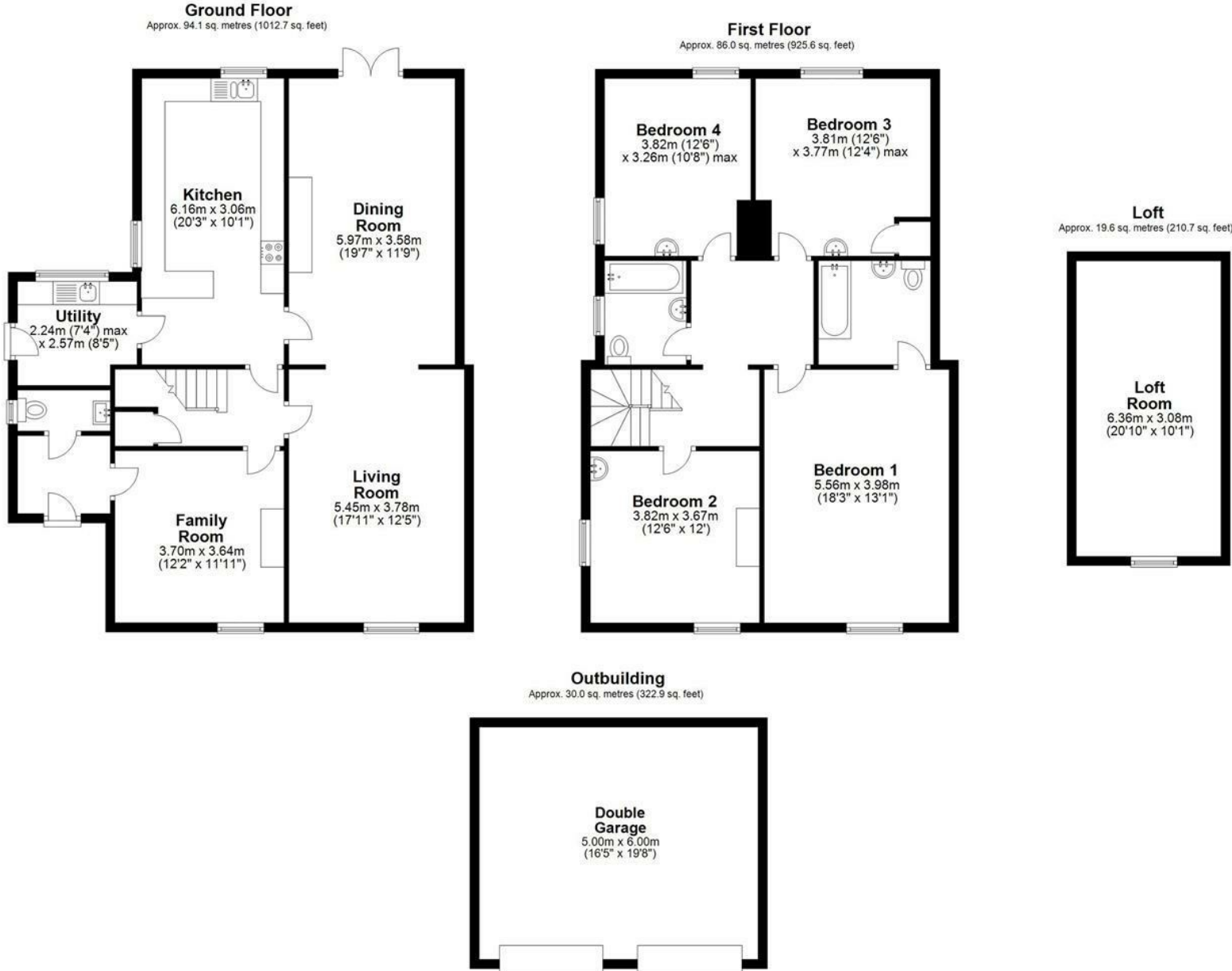












Total area: approx. 229.6 sq. metres (2471.9 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		















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