



Strictly Private and Confidential

30 | Reynards Road | Welwyn | Hertfordshire AL6 9TP

Summary:

Bryan Bishop and Partners are delighted to introduce to the market this unique opportunity to own four and a half acres of beautiful Hertfordshire countryside containing two detached, three bedroom, two bathroom houses, both of which present substantial opportunities for expansion. The size of the grounds make this a perfect equestrian property, whilst a huge rear courtyard fronting the six car garage, with an independent office suite attached, boosts the potential even further for both personal or commercial use. Enjoying wonderful uninterrupted views of the stunning landscape, yet just a few minutes from the bustling village of Welwyn, this collection of properties is absolutely ripe for development, subject to the necessary consents, but would also be ideal for multi-generational family living, especially if there is a passion for horses and/or cars in the family!!

Accommodation - Main House

The house has a really pretty frontage, with a feeling of a Dutch barn about it, imbuing it with a lovely soft visual impact. The attractive front door, inset and surrounded by decorative stained glass panels, welcomes you into a nice hallway that has doors leading into the kitchen, living room and an open access into the dining room and stylish open tread staircase.

The dining room is a great space and well configured to allow plenty of room for a substantial dining suite and other occasional furniture. The large front facing windows ensures the daylight pours in, further enhanced by the glazed double doors to the adjacent family room, and the open gallery above the stairs are a really nice feature.

Occupying the rear corner of the house is the substantial family room. At over twenty-three feet long, and with four generous windows arranged over two aspects, along with a nice flow between the dining room and kitchen, this is a room that could fulfil any number of roles for you, and really emphasises the practicality and flexibility of this wonderful home. Take the room names with a pinch of salt and open your mind to how each room will best serve your needs. Whatever you decide, this property will perform superbly for you. To the front of the family room is a small suite of rooms that include a conveniently located guest cloakroom that are ideal for storage and would serve well as a utility/laundry room.

The kitchen next door forms part of the successful, easy flow around the ground floor, linking readily with the family room, dining room and entrance hall. Intelligent design enables the very best use of the ample space available by putting the main fitted area into the recessed space beneath the substantial rear facing window. An additional window to the side looks out onto an inner lobby with fitted storage cupboards that runs to the rear of the house, with direct access out into the rear garden as well as a door leading through into the sitting room. The kitchen is a good size and shape and enjoys a comprehensive array of wall and floor mounted cupboards fitted around the whole perimeter, within which is a full range of integrated appliances, along with space for a free standing double width range style cooker. Ample worktop space is sure to satisfy all your food preparation needs, and the coordinated breakfast bar/kitchen table is a real boon for day to day life as well as a stylish addition to the room.

The sitting room is a wonderfully light, bright space, with multiple windows arranged over two aspects as well as fully glazed doors opening out to the rear. Separated from the front facing living room by a charming arrangement of glazed full height panels with double doors at the centre really brings the two rooms together, as well as ensuring they share with each other the abundant daylight streaming in throughout the day. Again this is a very well proportioned room, spacious and well connected, and capable of excelling in so many different roles, however you see fit.

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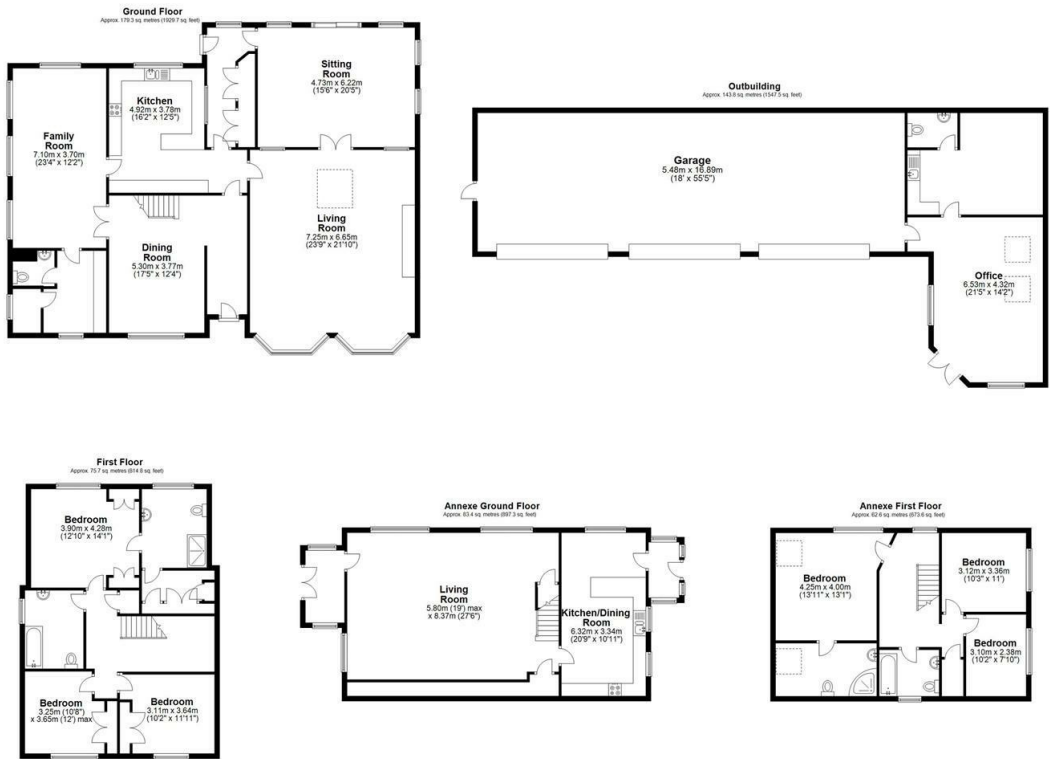


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Total area: approx. 544.7 sq. metres (5863.0 sq. feet)

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.

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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		
	52	69
England & Wales	EU Directive 2002/91/EC	





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