



**Bryan Bishop**  
*and partners*

Heath Lane  
Codicote



CODICOTE HOUSE

LODGE FARM

Codicote House

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# Heath Lane

## Codicote

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this enchanting two/three 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.

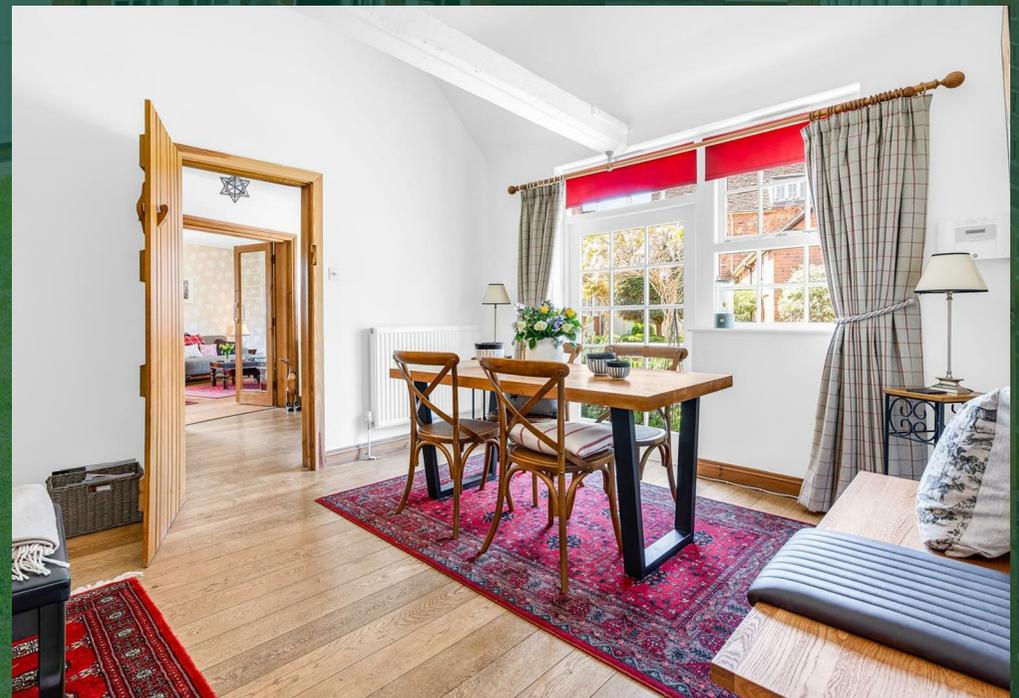
### Accommodation:

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.

Beyond the living room the hall runs along the outside of the property, leaving all of the rooms overlooking the garden to the inside. There are two substantial bedrooms, comfortably doubles in size, both of which have external doors within them, and a generous family bathroom with a bath fitted with a shower attachment. One of the bedrooms also boasts a neat en-suite shower room.

On the other side of the main entrance hall is the lovely dining room. Abundant light floods in through the window and fully glazed door to the courtyard, making this well proportioned room a warm and welcoming place to eat as a family or to entertain guests. It is easily spacious enough for a substantial dining suite and other occasional furniture besides, and ideally located adjoining the kitchen.







The kitchen is fully fitted with a range of wall and floor mounted cupboards ensuring ample storage, as well as a full complement of integrated appliances a double oven range style cooker. Natural stone floor tiles are both practical and appealing, nicely complementing the light blue tiled splashbacks.

Beyond the kitchen, a further inner hallway leads to a separate entrance door, with a nicely positioned shower room, utility room and ending in a further bedroom/office. This final room absolutely encapsulates the flexibility and adaptability of this fascinating, yet still practical, property. Its position, and what is to all intents and purposes an en-suite shower room, along with its own double doors out into the garden, give you the option to fully integrate it into the main house or to allow it some degree of separation, whichever suits your needs.

Within the garden is a brick-built annexe, again a conversion of part of the original farm buildings and likewise arranged on a single floor. A substantial living room benefits from windows to three separate aspects and extends into a recess which would comfortably accommodate a kitchen/dining area. There is also a separate shower room and a good sized bedroom.

#### Exterior:

The property is accessed through an imposing entrance with stone and brick pillars to extensive gravel area with shared extra parking and delivery area, which leads on to the arched property entrance itself. There are a number of different patio areas within the garden, featuring a variety of block and slab paving, all of which offer lovely secluded and sheltered spots for relaxing and entertaining, as well as a pretty lawn and numerous flower beds dotted around the space. As the garden curves around the centrally located annexe, a simply glorious Wisteria archway leads into a beautiful terrace of low hedging and topiary bushes, just delightful!

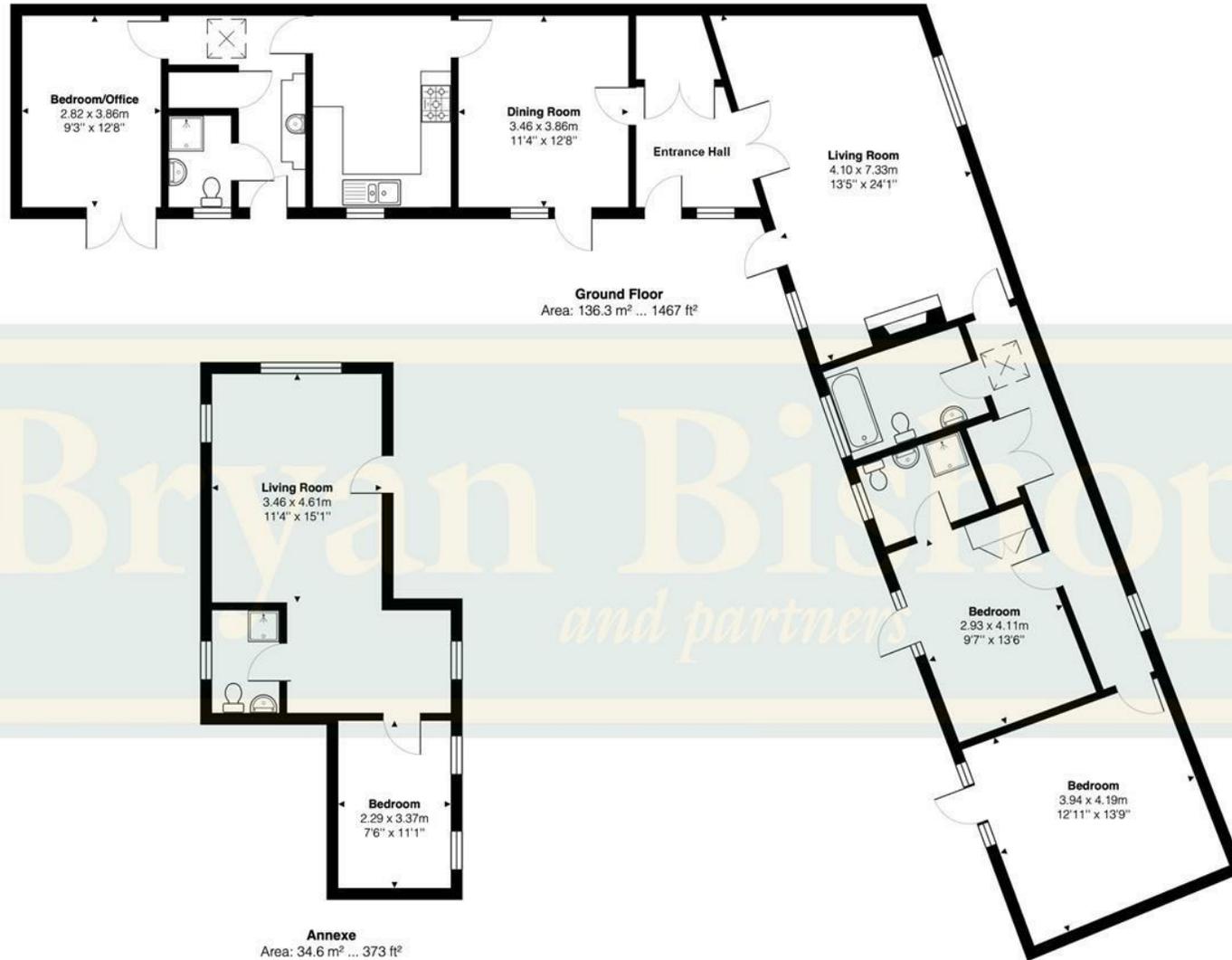


#### Location:

This lovely home is perfectly placed to benefit from the great amenities within Codicote Village, being positioned within the village itself just a few metres from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school adjudged "Outstanding" by Ofsted.





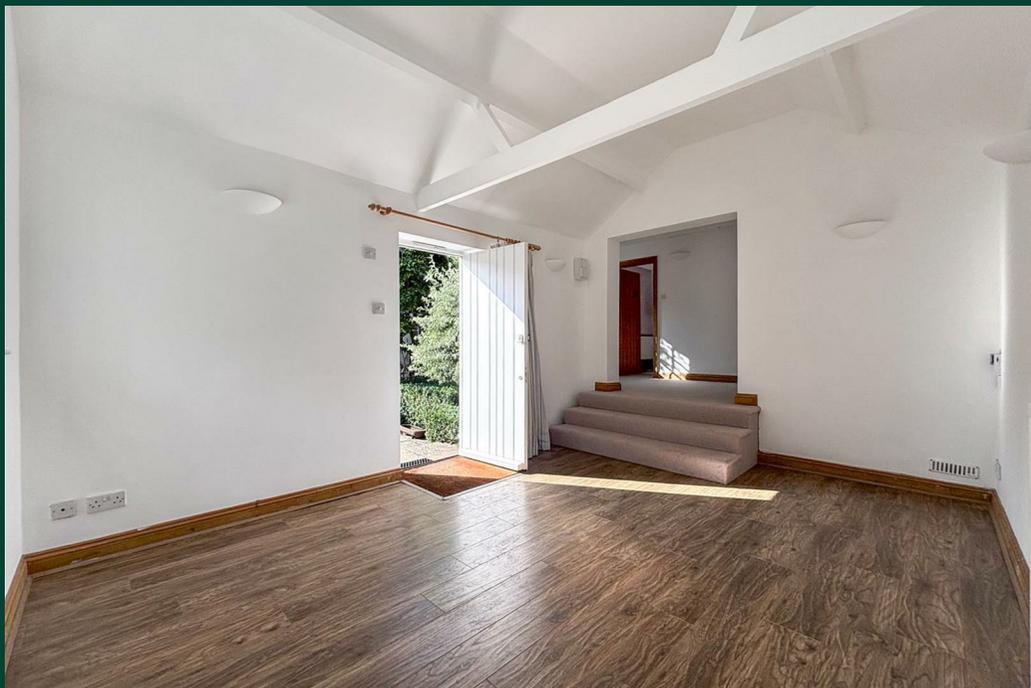
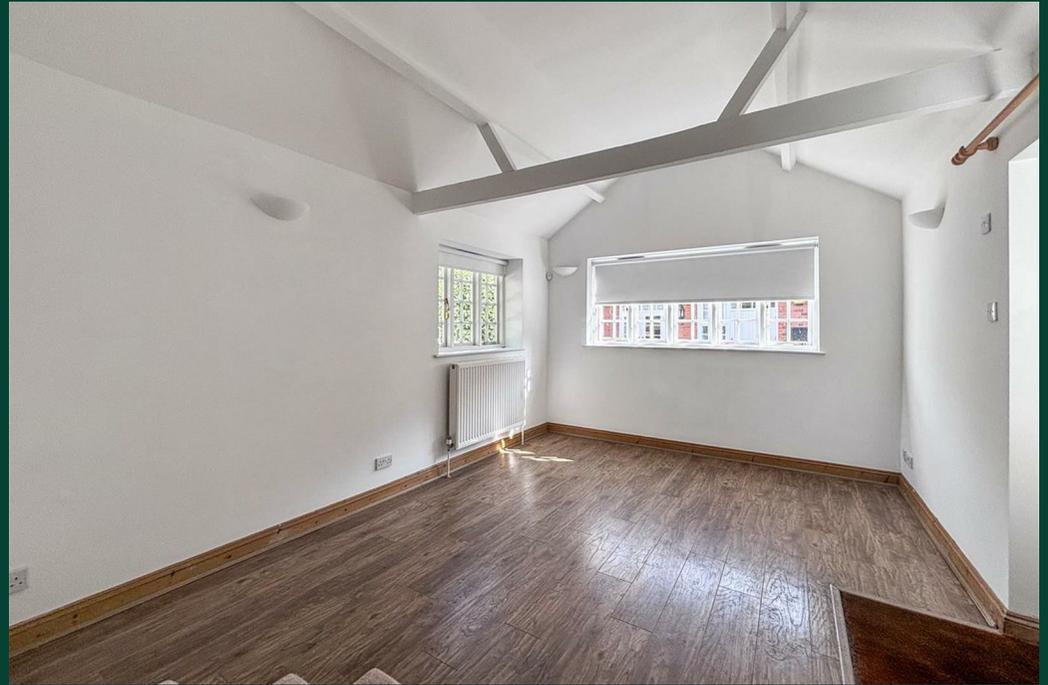


Total Area: 170.9 m<sup>2</sup> ... 1840 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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