



Bryan Bishop
and partners

Mill Lane
Welwyn, AL6 9EU



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The oldest and most unique homes in central Welwyn that dates back to the 15th Century with high internal ground floor ceilings, sash windows and open fireplaces. This family home is brimming with history and character and is set back off Mill Lane with a detached garage and the potential to create a spacious drive. There is a delightful large, square south facing walled garden with secondary pedestrian access via Mimram Walk that leads directly into the heart of the village high street.

The accommodation comprises six bedrooms that are served by two bathrooms and an additional cloakroom. To the ground floor there are five reception rooms and an additional kitchen with utility. There are two outbuildings on the grounds and the potential to convert the existing house back into two properties, subject to the usual planning consents.

The Old Rectory has been the home of the present owner for the past 50 years and is in need of modernisation, but it presents a wonderful opportunity for a new owner to further enhance this Grade II historic property, the likes of which rarely come onto the market.

This property is offered CHAIN FREE and we hold the keys for viewings, by appointment only.

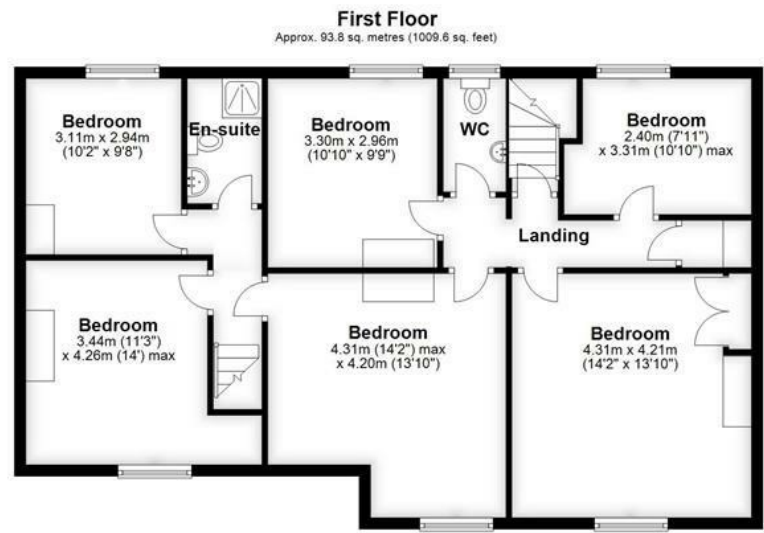
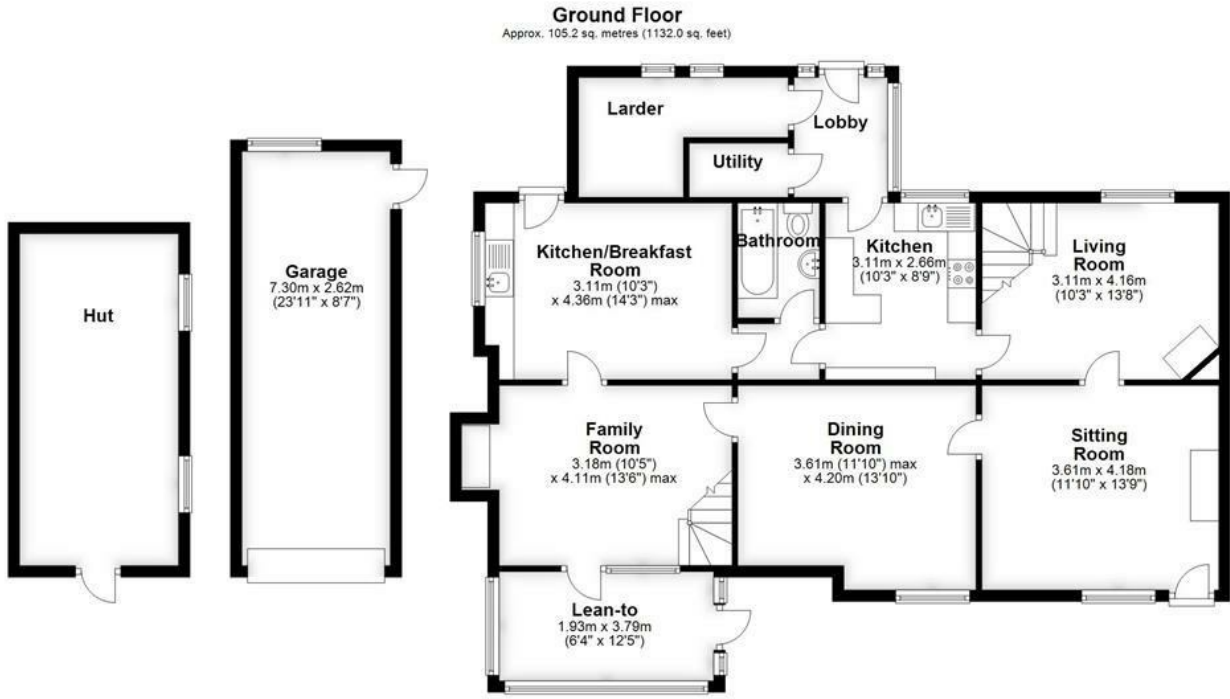
Situated in the centre of Welwyn village, it is just a 1 minute walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.











Total area: approx. 199.0 sq. metres (2141.7 sq. feet)

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		
England & Wales		
EU Directive 2002/91/EC		

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