



## All The Ingredients Needed For A Fabulous Lifestyle

Located in the pretty & sought after village of Welwyn stands Guessens, a prestigious Grade II\* listed building, whose name stems from a 14th Century farmer, Stephen De Guessing. For the period 1730-1765 Guessens was the home of a noteworthy poet & dramatist Dr Edward Young, who was also rector of Welywn. His writing bureau still remains in the Edward Young's Wing (5) on which he probably penned one of his best known work's 'Night Thoughts'. If the walls of Guessens could talk, we would be listening, enthralled, for the next 50 years! Guessens Mews is the redevelopment of this magnificent building by one of Hertfordshire's front ranking developers, Netherdown Herts Ltd, who boast a reputation of over 40 years creating high quality exclusive homes. The development has been carefully designed by an award winning architect, who together with Netherdown have lovingly created homes that take into account the beautiful period features of the house & enhancing the original glory & character of the building to establish 5 stunning homes from the existing house & three thoughtful new builds. Outwardly these buildings appear untouched from their original form, but Netherdown has enjoyed giving Guessens a new lease on life under a different guise, transforming it into beautiful homes.

<https://cassidyandtate.co.uk/guessens-mews/>

## THE BALLROOM

WELWYN  
AL6 9NB

Price Guide £965,000





*Specialists in  
Bespoke Properties*

- Exclusive Development
- Oak Car Port
- Three Double Bedrooms
- Two Reception Rooms
- Located In High Street
- Elegant Grounds
- Two Bathroom
- Chain Free

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		
	63	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

*Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

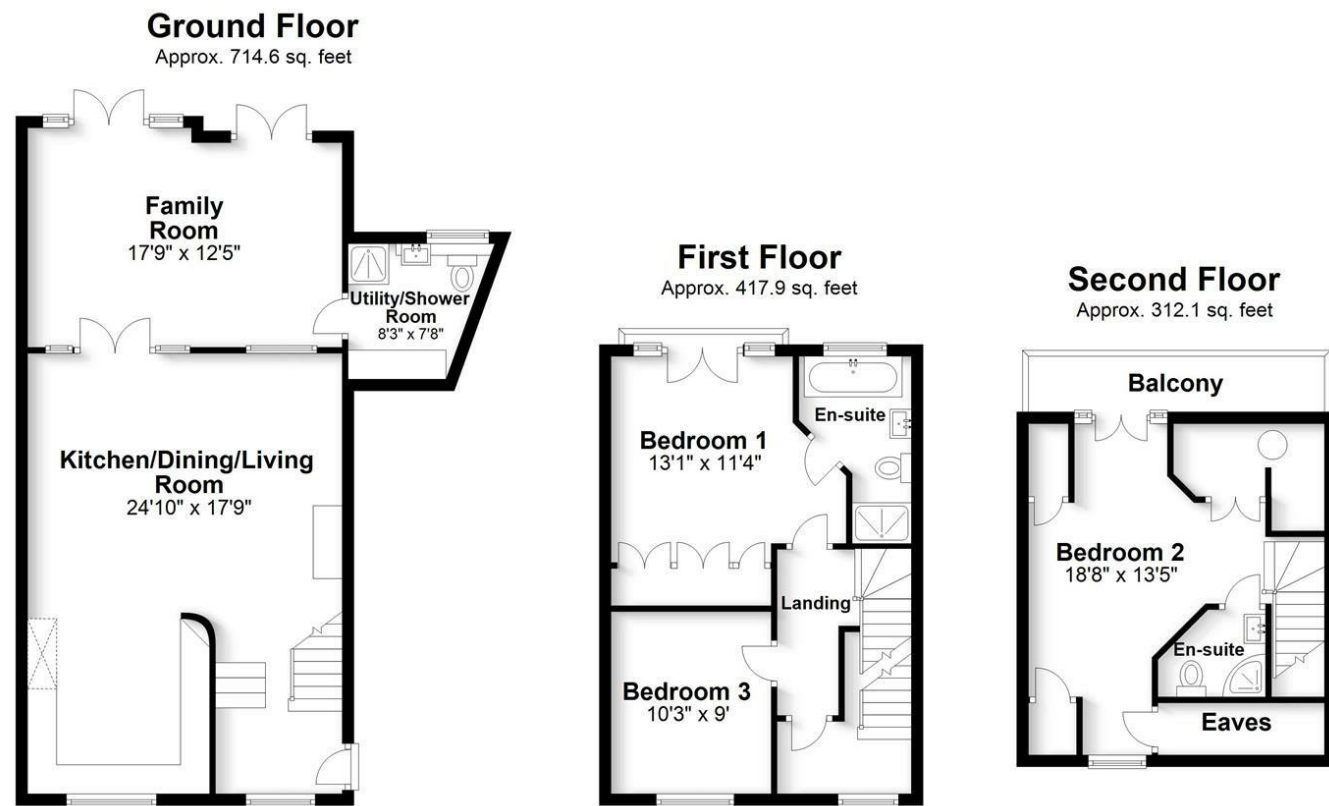


St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk



Total area: approx. 1444.5 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

### The Ballroom, 6 Guessens Mews, Welwyn



## Award Winning Agency