



7 Digsowell Lodge, Digsowell Rise, Welwyn Garden City, Hertfordshire AL8 7NU

**£550,000 - Leasehold**

### Property Summary

\*\*CHAIN FREE\*\* A wonderful and rare opportunity has arisen to purchase one of the oldest period properties in Welwyn Garden City. AL8 WEST SIDE LOCATION! Originally constructed circa 1750 as a red brick farm house and in more recent years a residential home for the elderly. A sympathetic restoration was taken place in 2014 by local developers Beare Homes to create a charming development of fine homes positioned within a short stroll from Welwyn Garden City Centre. Digsowell Lodge has been carefully and tastefully restored with original period features however blended with modern touches and recent building regulation. This delightful home incorporates two great sized rooms with the benefit of En-Suite bathrooms to both. Perfectly proportioned reception room with a dual aspect and stunning joinery throughout the home. Manicured gardens which are maintained by gardeners via the service charge. A must view property to appreciate the homes finest details, read on...

### Features

- TWO DOUBLE BEDROOMS EACH WITH EN-SUITE BATHROOMS
- MANICURED SERVICED GARDENS
- A CHANCE TO LIVE IN ONE OF THE OLDEST PROPERTIES IN WGC
- SUPERBLY REFURBISHED TO THE HIGHEST OF STANDARDS
- IDEALLY POSITIONED WITHIN A SHORT STROLL FROM THE TOWN CENTRE
- HIGH CEILINGS AND GARDEN VIEWS
- PERIOD FEATURES
- PRIVATE PARKING

## Room Descriptions

### ABOUT DIGSWELL LODGE

Built mid C17 by Humphrey Shalcross for his daughter, afterwards a farmhouse, recently extended for use as a conference centre and residential home for the elderly. A square building of 2 storeys in red brick with hipped tile roof with a central chimney stack in which the square shafts are set diagonally. There are ten garden cottages surrounding the lodge.

### ABOUT THE PROPERTY

Approach the lodge via the private car park and up the stone footpath where you will see the delightful front garden in bloom. A warm welcome by the beaming character of this charming residence. Enter through the front door into the hall, for convenience there is a w/c and storage. The kitchen is a huge focal point of the home. Tastefully selected bespoke units providing a range of storage solutions. Granite worktops and fitted appliances. There is also the added feature of a gas range cooker and butler sink. Large dedicated dining area, the floor is laid to porcelain tiles. The lounge is to the rear of the hallway and features a dual aspect out to the gardens.

### HEAD ON UP

Head on up to the first floor and you are greeted with the landing which houses the airing cupboard. The principal bedroom features a luxury en-suite bathroom and a large walk in cupboard. Bedroom two is also a great size and features an en-suite shower room. Both bedrooms feature exposed beams and large windows.

### TOUR THE GROUNDS

The well pampered gardens are a true summer delight. Oozing with colour and well stocked flower beds. Luscious lawns wrapping the property and private shed for residents use. The car parking area offers allocated parking for one car plus plenty of visitors bays.

### MATERIAL INFORMATION

Lease: 125 years from 2014

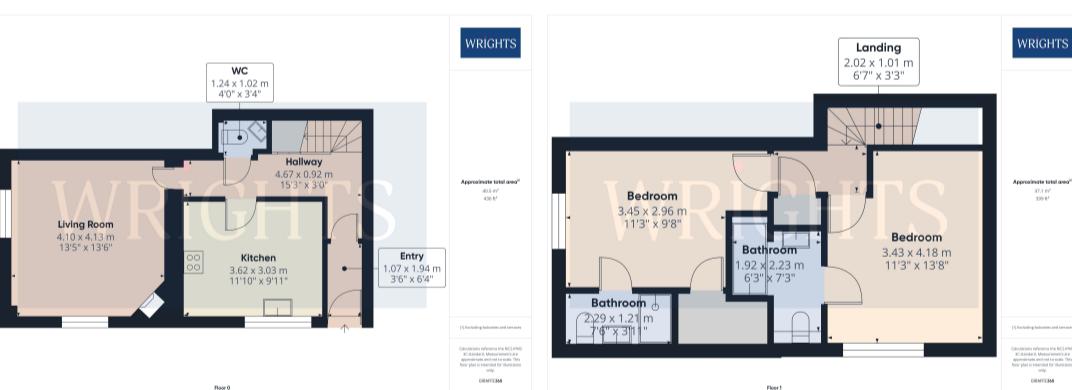
Ground Rent: £250 Per annum

Service Charge: £50.00 Per month for the grounds maintenance.

£200.00 Per month for the building maintenance, sinking fund and buildings insurance.

### ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	85
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC