



## 7, Hay Wains

Woolmer Green, Knebworth,  
Hertfordshire, SG3 6HW  
Offers in Excess of £500,000

country  
properties

*"Village peace, countryside views, and just a handful of neighbours - what more could you want?!"*

Situated within a quiet cul-de-sac in a sought-after village location, this three-bedroom mews home is one of just 12 built and offers well-balanced accommodation throughout. Features include a spacious living area, utility room, and master bedroom with en-suite. Externally, the property benefits from a low-maintenance rear garden backing onto open countryside and a carport providing covered parking. Further potential to extend via a loft conversion (STPP). A superb home in a peaceful yet well connected setting.

- MEWS PROPERTY ONE OF JUST 12 BUILT
- CARPORT
- 3 BED TERRACE
- LOW MAINTENANCE GARDEN
- LARGE LIVING AREA
- QUIET CUL-DE-SAC IN A SOUGHT AFTER VILLAGE LOCATION
- BACKS ON TO OPEN COUNTRYSIDE
- POTENTIAL FOR LOFT CONVERSION (STPP)
- MASTER BEDROOM WITH EN-SUITE
- UTILITY ROOM



## Ground Floor

### Entrance Hall

A welcoming entrance hall featuring tiled flooring, a radiator, and carpeted stairs rising to the first floor. A double glazed uPVC window to the side aspect allows for natural light, and doors lead through to the principal ground floor rooms.

### W/C

Convenient ground floor cloakroom fitted with a two piece suite comprising a low level WC and wash hand basin with hot and cold taps. The room also houses a wall-mounted Viessmann combi boiler and RCD unit, with continuation of tiled flooring and a radiator.

### Utility Room

A practical and useful addition, the utility room offers tiled flooring, a radiator, and a double glazed uPVC window to the front aspect. Fitted with a range of base units with work surfaces over, the space provides plumbing and room for both a washing machine and tumble dryer.

## Kitchen

The kitchen is fitted with a comprehensive range of wall and base units with contrasting work surfaces, offering ample storage and preparation space. Integrated appliances include a Zanussi oven and grill, four ring induction hob with extractor above, and a 1½ bowl stainless steel sink with chrome mixer tap. There is space for a slimline dishwasher and a freestanding fridge freezer. A double glazed uPVC window to the front aspect provides natural light, while tiled flooring and inset ceiling downlighters complete the space. The kitchen opens through into the living area, creating a sociable layout.

## Living Room

A particularly spacious and bright living area benefiting from dual aspect lighting, including double glazed French doors opening directly onto the rear garden. The room features two radiators, a TV aerial point, and telephone point, making it an ideal space for both relaxing and entertaining.



## First Floor

### Landing

A spacious and well-presented landing area with fitted carpet, providing access to all first floor rooms. Loft access is available via a pull down ladder, offering additional storage potential. There is an airing cupboard fitted with slatted shelving, ideal for linen storage, along with a radiator and a double glazed uPVC window to the side aspect, allowing natural light to fill the space above the stairwell.

### Master Bedroom

A generously sized principal bedroom featuring continuation of carpeted flooring, a thermostatically controlled radiator, and double glazed uPVC windows overlooking the rear garden, enjoying far reaching views across open countryside. The room also benefits from a TV aerial point and direct access to the en-suite shower room.



## En-Suite

A modern and well appointed en-suite comprising a three-piece suite including a low level WC, vanity wash hand basin with chrome mixer tap, and a walk-in shower enclosure with glass screen. The shower features both a waterfall head and a separate handheld attachment. Additional features include a wall-mounted heated towel rail, shaver point, Velux window providing natural ventilation and light, extractor fan, and inset ceiling downlighters. Finished with stylish laminate effect flooring.

## Bedroom Two

A spacious double bedroom with carpeted flooring, thermostatically controlled radiator, and double glazed uPVC window to the rear aspect, again benefitting from pleasant countryside views. The room is further enhanced by built-in mirrored sliding wardrobes, providing ample storage.

## Bedroom Three

A well proportioned third bedroom with carpeted flooring, radiator, and a double glazed uPVC window to the front aspect. This room also benefits from built-in storage and a TV aerial point, making it ideal as a bedroom, nursery, or home office.

## Bathroom

The family bathroom is fitted with a three piece suite comprising a panel enclosed bath with shower attachment, low level WC, and wash hand basin with hot and cold taps. Additional features include a wall mounted heated towel rail, Velux window, shaver point, extractor fan, inset ceiling downlighters, and laminate effect flooring.

## Exterior

### Front Garden

The property is set within a well-maintained and attractive mews-style frontage, featuring a combination of block-paved driveway and decorative gravel areas for ease of upkeep. The approach to the home is neatly presented with a paved pathway leading to the front door, complemented by mature shrubs and potted plants adding colour and kerb appeal.

The property benefits from a Carport and has space for 2 cars. The road is private and the annual charge up to the 31st October 2026 is £120 per house. This will increase by £20 P.A for the next 2 years.



## Rear Garden

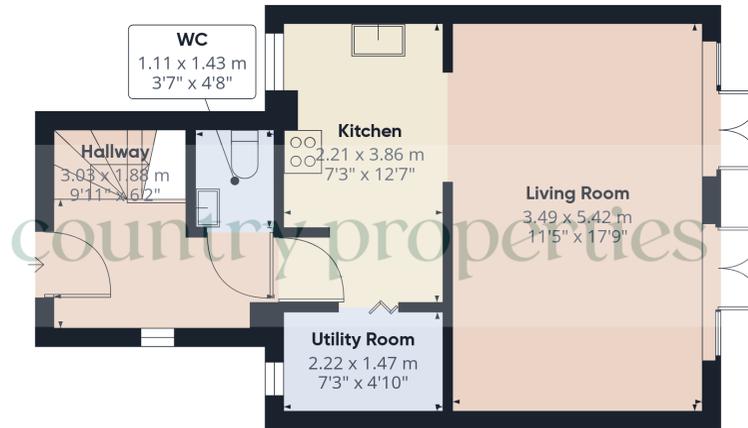
The rear garden has been designed for low maintenance and enjoyment, featuring a paved patio area ideal for outdoor dining and entertaining. There is a small lawned section, complemented by established shrub and plant borders adding colour and interest. A side access gate and rear gate provide direct access to the surrounding open countryside and farmland, offering a peaceful and attractive outlook. The garden is enclosed by fencing, with an outside tap also installed for convenience.

## Agents Notes

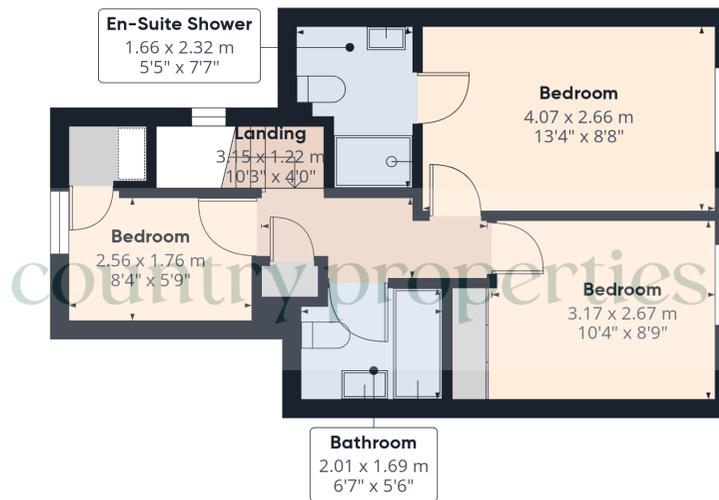
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country proper



Ground Floor



Floor 1

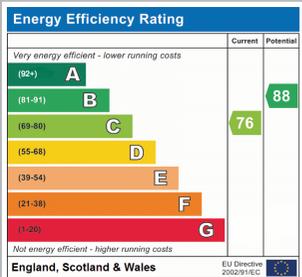


Approximate total area<sup>(1)</sup>  
75.2 m<sup>2</sup>  
809 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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