



36 Mill Lane, Welwyn, Hertfordshire, AL6 9ET

- CHAIN FREE
- DETACHED TWO LEVEL STUDIO
- TWO COURTYARD GARDENS
- DRIVEWAY
- JUST OFF THE VILLAGE HIGH STREET
- CLOSE TO A1M
- SHORT DRIVE TO WELWYN NORTH MAINLINE STATION
- CHARACTER COTTAGE
- BEDROOM WITH EN-SUITE BATHROOM



PROPERTY DESCRIPTION

****CHAIN FREE AT THE HEART OF THE VILLAGE WITH DRIVEWAY**** A truly unique opportunity has arisen to purchase this charming one bedroom period cottage just off the Village High Street. Oozing with delightful features, the property has the benefit of TWO COURTYARD GARDENS and a TWO LEVEL STUDIO DETACHED FROM THE COTTAGE WITH SHOWER AND W/C. The cottage comprising a living room and kitchen, bedroom and bathroom. The property is in need of some refurbishment however offers a blank canvass to create your own cosy home. This is a must see property to appreciate the charm of the home. The High street offers a range of shops and amenities as well as a great selection of traditional pubs. Well positioned, the A1M and Welwyn North are close by. The Orchard Road Allotments are just down the lane. Energy rating C.



ROOM DESCRIPTIONS

GROUND FLOOR

KITCHEN

Window and main entry door to the courtyard. Butler sink and base units, space for a washing machine, cooker and fridge. Quarry tiled floor and stairs to first floor.

LOUNGE

Stripped pine door leading to the cosy room. Window to the front elevation, exposed brick chimney breast, original timber floor boards.

FIRST FLOOR

BEDROOM

Freshly plastered walls, exposed chimney with fire place. Solid timber floor boards. Window to front elevation.

BATHROOM

A three piece white suite comprising roll top bath, sink with vanity and low level w/c. Timber floor boards and window to the rear elevation. There is a large airing cupboard which houses the replacement combi boiler (2 years old). The loft access can be found in this room and has an easy pull down hatch with Ladder. There is also upper storage cupboards to this room.

OUTSIDE

COURTYARD

Located between the outbuilding and the main cottage. The main door to the cottage is accessed off this space. (note the next door neighbor has right of way through the courtyard to their rear garden. They have a front door as their main access.

STUDIO

Known as "The Barn" this is a delightful timber constructed outbuilding. An ideal studio or home office. There is a shower and w/c facility. Staircase upstairs to the den area with eaves storage facility.

SECOND COURTYARD

Located behind the Barn, enclosed boundaries and gate to car parking space. Potentially the area could be incorporated into further parking.

DRIVEWAY

Hard standing providing off street parking for one car.

COUNCIL TAX BAND C

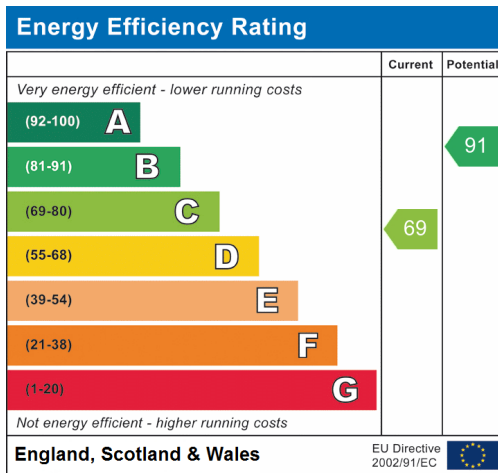
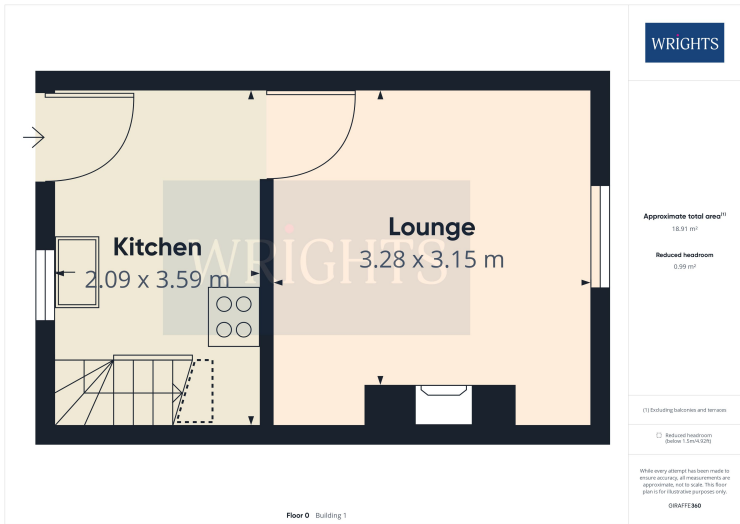
£1,924.49

ABOUT WELWYN VILLAGE

Welwyn lies 25 miles North of London on the route of the original Great North Road, and has the River Mimram crossing at the South end. So it is not confused with Welwyn Garden City, a large modern town close by, it is often referred to as "Old Welwyn". The centre of the



FLOORPLAN & EPC



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