



# Digswell Lodge

Digswell Rise, Welwyn Garden City,  
Hertfordshire, AL8 7NU  
Offers in Excess of £700,000

COUNTRY PROPERTIES  
PART OF HUNTERS

**CHARMING CHARACTER!!** .. This mid 17th century converted farmhouse is full of original features and has three bedrooms, two bathrooms, a gallery landing, two original fireplaces and wooden beams.

- Converted Farmhouse
- Built Mid 17th Century
- Duplex Living Over Two Floors
- Fully of Charming Character
- Wooden Beams
- Two Original Fireplaces
- Three Bedrooms
- Two Bathrooms (One Jack and Jill)
- Communal Gardens

## GROUND FLOOR

### Entrance Hall

Door leading through to the entrance hall with feature beams on the ceiling. Stairs to first floor. Door to under stairs storage cupboard. Tiled flooring. Radiator. Window to the side aspect. Fitted storage cupboard. Doors to cloakroom, living room and kitchen/diner.

### Kitchen/Diner

A beautiful fully fitted kitchen with a range of matching wall and base cupboards with granite worktops and a butler sink with chrome mono bloc mixer tap over. Range master style oven with glass splash back and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring. Original open farmhouse fireplace with wooden mantle over, brick surround and hearth. Radiator. Space for table and chairs. Recessed ceiling spot lights with original feature beams on the ceiling.

### Living Room

Original open fire place. TV and power points. Two radiators. Original feature beams on the ceiling. Windows to the side aspect.

### Cloakroom

Comprising of a low level WC. Vanity wash hand unit. Tiled flooring. Electric heater. Extractor fan. Recessed ceiling spot light.



## FIRST FLOOR

### Landing

Stairs rising to a gallery landing. Window to the side aspect. Fully carpeted. Space for study area. Doors to all rooms.

### Master Bedroom

Window to the side aspect over looking the gardens. Fully carpeted. Radiator. Extensive range of fitted wardrobes and drawer units. Additional walk-in wardrobe. Continuation of the feature ceiling beams. Door to en-suite shower room.

### En-suite to the Master Bedroom

Comprising of a double shower cubicle with sliding shower doors. Low level WC. Pedestal wash hand basin with shaver point over. Fully tiled floors and walls. Heated towel rail. Feature ceiling beams.

### Bedroom Two

Window to the front aspect. Fully carpeted. Radiator. Built-in shelving. Large walk-in wardrobe. Feature ceiling beams. Door to Jack and Jill bathroom shared with bedroom three.

### Jack and Jill Bathroom (Shared Between Bedrooms 2 and 3)

Comprising of a panel bath with chrome mono bloc mixer taps over. Low level WC. Pedestal wash hand basin with shaver point over. Tiled flooring and part tiled walls. Heated towel rail. Extractor fan.

### Bedroom Three

Window to the front aspect. Radiator. Feature ceiling beams. Door to Jack and Jill bathroom shared with bedroom two.

## EXTERIOR

### Allocated Parking

The property benefits from one parking space with additional visitors parking.

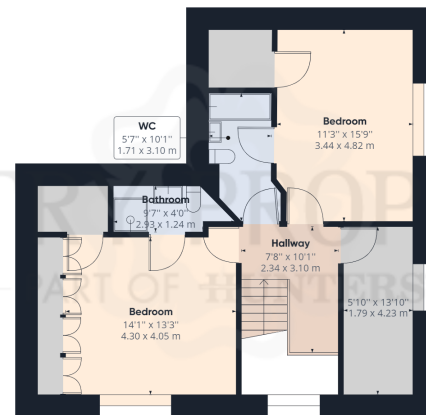
### Communal Gardens

The property has full access to extensive and beautifully maintained communal gardens with shrub beds, flower borders and manicured lawns. Access to a timber shed. Rotary washing line. Shingle seating area providing space for outside dining and entertaining.





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1425.26 ft<sup>2</sup>  
132.41 m<sup>2</sup>

**Reduced headroom**

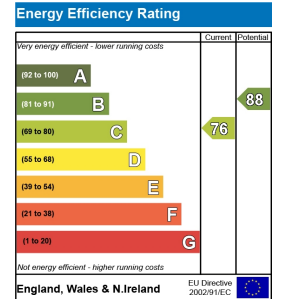
3.07 ft<sup>2</sup>  
0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk