



School Lane

Welwyn,
Herts, AL6 9PQ
Price Guide £625,000

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Viewing by appointment only

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COUNTRY PROPERTIES
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A Grade two listed period detached house of genuine historic interest located within easy walking distance of the village centre featuring a beautiful walled garden.

- THREE/FOUR BEDROOMS
- Flexible accommodation
- Walled Garden
- Gas central heating, recently re-fitted boiler, re-roofed
- Close to village centre
- FOUR RECEPTION ROOMS
- CELLAR
- Previously the village school for Ayot St Peter and Ayot Green
- Garage plus driveway

Introduction

This unique Grade two listed character detached house was constructed in 1832 and previously formed the village school for the parishes of Ayot St Peter and Ayot Green. The house offers many period features such as leaded light windows, beam work, cellar, feature fireplace and beautiful walled garden. The house has been in the ownership of our clients for approximately 30 years and has been subject to considerable improvement having been re roofed in recent years and subject to a re fitted gas fired boiler. There is still further scope for improvement and extension, subject to the necessary planning and listed building consent.

Ground Floor

Hall

16' 0" x 6' 0" (4.88m x 1.83m) max. Solid entrance door with glazed pane to hall, radiator, quarry tiled floor, door to cellar.

Cellar

14' 6" x 5' 2" (4.42m x 1.57m) Dry cellar with power and light.

Sitting Room

18' 0" x 10' 0" (5.49m x 3.05m) into recess narrowing to 14' with feature fireplace, windows to two aspects, radiator, door to drinks bar/lobby, doors to family room.

Family Room

14' 0" x 14' 0" (4.27m x 4.27m) max Windows to two aspects, beam work, radiator, doors from sitting room.

Kitchen

12' 0" x 8' 0" (3.66m x 2.44m) Range of base and eye level cupboards, single drainer sink unit with cupboards and drawers below, extractor, plumbing for washer, tiled floor, radiator, window to side.

Dining Room

12' 6" x 11' 6" (3.81m x 3.51m) Feature open fireplace, windows to two aspects, radiator.

Bedroom Four/Garden Room

11' 6" x 11' 0" (3.51m x 3.35m) French doors onto terrace, radiator, window to rear.

Bathroom

With suite consisting of bath with pedestal wash hand basin, low level wc, built in cupboard, spot lighting, radiator.

Utility Room

8' 8" x 6' 7" (2.64m x 2.01m) Unit housing single drainer sink with cupboards and drawers below, door to garage.

First Floor

Landing

Stairs from hall to landing with flank window.

Bedroom One

Views to garden, range of built in wardrobes, radiator.

Bedroom Two

14' 0" x 12' 8" (4.27m x 3.86m) max An L-shaped room with fireplace, range of built in wardrobes, radiator, hatch to loft.

Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m) Window to side, radiator.

En suite Shower Room

With tiled shower cubicle, pedestal wash hand basin, low level wc, tiled surrounds, heated towel rail, window to rear.

Outside

Garage

There is a shingle driveway to the side of the house providing parking for two vehicles, giving access to single garage with up and over door, personal door to utility room.

Front Garden

Laid to shrubs for easily maintenance.

Rear Garden

There is a terrace to the side of the property giving access to a beautiful walled rear garden with lawn, shrubs, flowering borders, mature trees, terrace.

