





## Character 4 bedroom detached home with plot approaching 1 acre plot and equestrian facilities

A very well presented character house with nicely proportioned rooms and a large and established private plot of approximately 0.869 of an acre, part of which currently provides a paddock and stables.

"Appletrees" is situated in the well regarded semi-rural area of Potters Heath and offers potential for extension (subject to normal consents). The well presented accommodation currently comprises a welcoming entrance hall, impressive quadruple aspect lounge, sitting/family room, dining room, country kitchen, utility room, boot room, shower/cloakroom, 4 double bedrooms, the main bedroom being large enough to provide potential for an en-suite, and a family bathroom. Outside is an attached single garage and a sizeable gravel driveway that provides horse lorry access and parking for numerous vehicles.

### The area

Pottersheath is a delightful semi-rural location within a few minutes drive of Old Welwyn. The Robin Hood & Little John public house & Welwyn equestrian centre is within a short walk along with wonderful open countryside walks.

Welwyn village has a choice of traditional public houses and good restaurants, independent baker, some fine historic cottages, a hidden manor house, ancient ford and the Old Roman Baths. Welwyn Garden City is located approximately 4 miles south and provides a host of further shopping & recreational facilities, along with a John Lewis department store.

The area has excellent road and rail links. Mainline stations can be found at Welwyn North railway station (located in Digswell) and Knebworth which also provides a frequent service to London Kings Cross.

### Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail) - Hertford (The county town) 6.8 miles - St Albans just over 14 miles - M25 14 Miles - Luton airport just over 14 miles - Stansted airport (27 miles) - A1M Junction (6) less than a mile away - Heathrow airport (37 miles).

### The accommodation is arranged as follows:

Two quarry tiled steps up to the part glazed front door which opens to:

### Vestibule

A useful space with window to the side, coir mat flooring, space for coats, ceiling light and multi-paned glazed door opening to:

### Entrance Hall

A welcoming, central approach with window to the front, doors to the majority of the ground floor accommodation and a staircase rising to the first floor. There is a radiator, 2 ceiling lights, a large walk-in coats/storage cupboard with light and high level opaque window to the side, and double doors opening to:

### Lounge 28'2 x 15'2 (8.59m x 4.62m)

This truly impressive, light and spacious room has windows to all four sides including large glazed sliding door with glazed panels to either side, almost spanning the width of the room, and providing open views of the rear garden and paddock beyond. There is a further window to the front, 2 windows and French doors opening to a terrace to the side and a small arched window to the other side aspect. The lounge has a working brick built fireplace with quarry tiled hearth and mantle, 2 ceiling lights and 3 radiators.

### Sitting Room/ Snug 15'3 x 11'11 (4.65m x 3.63m)

A cosy room, again with views across the well maintained garden provide by a window with low sill, so that you can enjoy the view whilst sitting, and a door opening to a quarry tiled sun terrace. There is

another working brick built fireplace with quarry tiled mantle and shelf, ceiling light and radiator.

### Dining Room / Playroom 13'1 x 11' (3.99m x 3.35m)

With windows to both the front and side, two ceiling lights and a radiator.

### Kitchen 13'5 x 13'1 (4.09m x 3.99m)

A bright, triple aspect room, the kitchen is fitted with a range of cream painted country style wall and base units with roll top work surfaces and co-ordinating laminate splash-backs. There is a melamine sink with built in drainer and mixer tap. Appliances include two "Bosch" electric, high level ovens, a "Bosch" 4 ring induction hob under an integrated extractor fan, and an integral dishwasher. There is space for a table and chairs, slate effect laminate flooring, inset ceiling spotlights, a radiator and a useful under-stairs cupboard. Door to:

### Utility Room 12'1 x 8 (3.68m x 0.20m)

Immediately adjacent to the kitchen, the utility room provides scope for enlargement of the existing kitchen and has a triple aspect with windows to two sides and to the rear overlooking the garden. There are co-ordinating wall and base units with cupboards providing storage, roll top work surface with melamine sink and mixer tap, wine rack, space for washing machine, space for drier, and free standing full height fridge freezer. Slate effect laminate flooring, inset ceiling spotlights, radiator and doorway

with small step down to:

### **Boot Room**

With space for coats, this useful room has a window to the side and personal door to a side pathway, making this the ideal place for muddy boots and/or dogs after a country walk! There is a floor standing, oil fired boiler that provides for both central heating and hot water supply, a ceiling light and vinyl slate effect flooring.

### **Shower room**

Beautifully fitted, the shower room has the luxury of under-floor heating. There is a white suite comprising a low level WC, pedestal wash hand basin and shower cubicle with "Bristan" shower with fixed monsoon shower head and additional hand held shower. There is an opaque window to the side, a chrome heated towel rail, and high shine Italian ceramic tiling to the floor, complementary ceramic tiling to the walls, inset ceiling spotlights and an extractor fan.

### **Staircase from the entrance hall leading to first floor:**

### **Landing**

The landing has attractive archways and shaped ceilings, airing cupboard housing lagged hot water tank, a pendant ceiling light, radiator, three windows to the rear, a hatch to the loft space and doors to all first floor accommodation including:

### **Bedroom 1 17'4 x 14'5 (5.28m x 4.39m)**

This bright and well proportioned bedroom has a window to the front and two windows to the side and is large enough to incorporate an en-suite if so desired. There is a pretty shaped ceiling, two pendant ceiling lights and a radiator.

### **Bedroom 2 14'3 x 10'6 (4.34m x 3.20m)**

Again with an attractive shaped ceiling and double aspect, this bedroom has cupboards providing eaves storage space, a radiator and pendant ceiling light and is approached via:

### **Dressing Area**

With further eaves storage space, ceiling light and built-in wardrobe with hanging rail and shelving.

### **Bedroom 3 12'7 x 10'6 (3.84m x 3.20m)**

A lovely room with window overlooking the rear garden, window to the side, built-in wardrobe shaped ceiling, radiator and ceiling light.

### **Bedroom 4 12'4 x 8'2 (3.76m x 2.49m)**

With dormer window to the front, built-in wardrobe with hanging space and shelf, ceiling light and radiator.

### **Family Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and had held shower. There is an opaque window to the side, inset ceiling spotlights, a chrome heated towel rail, ceramic tiling to the walls and to the under-heated floor.

### **Outside**

A particular feature of the property, the plot extends to approximately 0.869 of an acre, and the house sits well back on the plot, giving a good degree of privacy all round.

### **Rear Garden**

Well maintained and laid mainly to lawn, the rear garden has several mature trees and evergreen shrubs. There is a patio that wraps around the house to two sides and is inset with flower beds planted with variegated laurel and honeysuckle. to the boundaries there is mature privet and beech hedging ensuring a good degree of seclusion. We are informed by the present owners that a large outbuilding once stood to one side of the garden and still appears on the title deeds, so there may well be scope to build an outbuilding/ office on the same footprint (subject to normal consents).

### **Paddock & Stabling**

The paddock runs along the rear of the garden and is divided from it by ranch style fencing, allowing open views of it from the house. It could quite easily be incorporated as part of the garden, if a paddock is not required. There is a lovely mature apple tree and five bar gates for access, one of which leads to the stable yard.

There are 3 stables, each with internal measurements of 11'6 x 11'6, a foaling box with an internal measurement of 14'6 x 14'6, and a separate small stable with an internal measurements of 9' x 7' suitable for a Shetland pony and with its own little pen and hard-standing.

AGENT'S NOTE REGARDING FURTHER GRAZING LAND: Adjacent to the side boundary, close to the stable block, there is a field belonging to a neighbouring property, but with potential to rent for grazing. The current sellers of "Appletrees" have rented this piece of land in the past and grazed 3 horses there. If you would like further details regarding this please do get in touch with Putterills at

the Knebworth office - 01438 817007

### **Side access**

To one side of the property there is a gravel pathway that leads from the stable area to the boot room and the rear of the garage where there is a personal door. A gate provides access to the front, there is a planted flower bed and the oil tank is housed here.

To the other side of the property there is a wide five bar gate which leads to a lawn that has been grown over hard-standing in order that access can be gained for horse lorries or boxes.

### **Front Garden and Driveway**

The gravel driveway provides extensive parking space and has a central flower bed planted with evergreen shrubs and plants. There is a lawn with young apple tree, and elsewhere there are wisteria, laurel, rose, clematis and mature hedging and trees.

### **Single Attached Garage**

With personal door to rear, light and power and up-and-over door to the driveway.

### **EER & Council Tax**

Council Tax Band - G - £2968.92 per annum  
Energy Efficiency Rating (EER) F

### **Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

### **Please Note**

Disclaimer

Putterills endeavor to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.







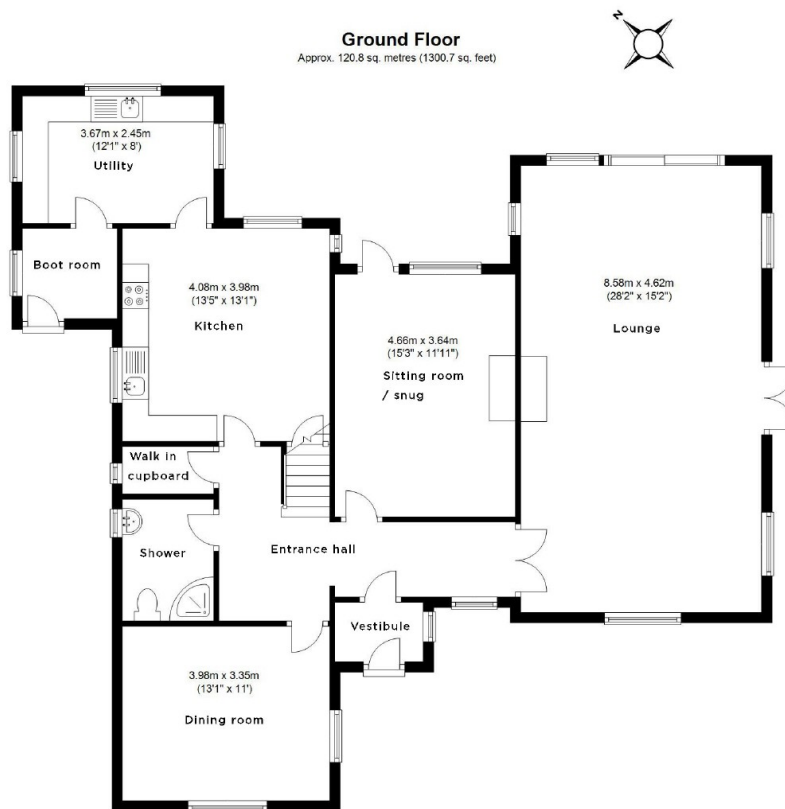












Total area: approx. 202.0 sq. metres (2174.7 sq. feet)