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Hobbits, 39 Danesbury Park Road, Welwyn, AL6 9SS  
**Guide price £1,000,000**



## Detached property with versatile accommodation, annexe potential (STC) and 1.297 acre plot

"Hobbits" is a unique detached family residence that comprises part cottage style elevations mixed with a later 1980's addition to the front. The house is approached via a sweeping driveway that provides ample parking and leads to a detached double width garage with 20'06 office above. Boasting a mature and partly wooded plot of 1.297 acres, the property offers highly adaptable living space over two floors and has scope for further enlargement, modernisation and an annexe (subject to usual planning consent). EER: E

The accommodation comprises: entrance hall with vaulted ceiling, dual aspect sitting room, dual aspect lounge with garden views, 24' kitchen/dining room, 2 ground floor bedrooms and a contemporary ground floor bathroom. Upstairs, the accommodation is presently separated by a loft void, so there are two staircases, one leading via a mezzanine landing to the spacious main bedroom with en-suite, the other leading to another bedroom, bathroom and dressing or hobbies room.

The following 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 comprises:

#### Main entrance hall 18'6 x 10'5 approx (5.64m x 3.18m approx)

With a part timber and part glazed vaulted ceiling, this entrance hall joins the original part of the house with the newer part. There are doors to the garden on both sides, to the sitting room, utility room and to the kitchen dining room. A spiral staircase leads to a mezzanine landing and the first floor.

#### Sitting room 13' x 22' (3.96m x 6.71m)

A bright and well proportioned room with full length windows to the front and rear and a window to the side, wooden parquet flooring and a wall mounted gas effect fireplace.

#### Utility & shower 12'11 x 5'8 (3.94m x 1.73m)

Utility area with space for washing machine, tumble dryer and freezer, fitted cupboards one containing consumer unit and window to the side. Door to Shower room with

pedestal wash hand basin, low level WC, glass shower enclosure with Aqualisa power shower and obscured window to the rear.

The spiral staircase leads to the first floor mezzanine landing, with door to attic room and door to main bedroom suite:

#### Main bedroom 21'9 x 13'1 (6.63m x 3.99m)

This bright and spacious room has a full length window to the rear with views across the garden to the woodland beyond, a window to the side, a shaped window to the front and 2 fitted wardrobes.

#### En-suite bathroom 6' x 3' (1.83m x 0.91m)

Wooden vanity unit with tile top housing wash hand basin, low level WV, bath with mixer tap and hand held shower attachment, 2 windows to the side and a cupboard housing the hot water tank.

#### Attic room 17'8 (approx) x 13'8 (approx) (5.38m (approx) x 4.17m)

Approached via the mezzanine landing and housing the water tank.

#### Kitchen/ dining room 24'1 x 14'4 max (7.34m x 4.37m max)

Fitted with a range of wood effect wall and base units with granite/Quartz working surfaces, sink with mixer tap and Coober boiling water tap. Neff double oven, grill and plate warming drawer, Neff induction hob with Neff stainless steel extractor hood integrated Neff dishwasher and fridge/freezer, island with bar and cupboard and drawer space, cupboard housing boiler, 2 useful cloak / storage cupboards, tiled flooring and inset ceiling spot lights. Door to:

#### Inner hallway 21'7 x 3'11 (6.58m x 1.19m)

With laminate flooring and doors to the lower lounge, bedrooms 2 & 3 and the family bathroom, this inner hallway leads in turn to a separate entrance hall to the cottage part of the house,

#### Cottage entrance hall 13' x 5'8 (3.96m x 1.73m)

Original front door, and stairs to the first floor with Velux window above. Airing cupboard.

**Lower lounge (cottage side) 15' x 14'8 (4.57m x 4.47m)**

Bay window to the side and window to the front, marble effect fire place with Adam's style wood surround with a cast iron log basket.

**Bedroom 2 (cottage side) 12'2 x 12' (3.71m x 3.66m)**

This well proportioned ground floor bedroom has a window to the side.

**Bedroom 3 (cottage side) 17'3 (max) x 9'1 (5.26m (max) x 2.77m)**

Another ground floor bedroom with window to the side and a built-in cupboard. This room would lend itself to conversion to a second kitchen if an independent annexe is required.

**Ground floor bathroom 12'3 x 7'11 (3.73m x 2.41m)**

Fitted with a contemporary white suite comprising free standing bath with mixer taps and hand held shower attachment, large glass shower enclosure with monsoon shower head, low level dual flush WC, 2 pedestal wash hand basins with mixer taps over, two windows to the rear.

STAIRCASE FROM COTTAGE ENTRANCE HALL LEADING TO:

**Cottage bedroom 17'7 x 13'9 max (5.36m x 4.19m max)**

This bedroom is in the eaves and does have restricted head room in places, dormer windows to both sides, eaves storage.

**Cottage bathroom 6'6 X 7'11 (1.98m X 2.41m)**

Shower enclosure with all mounted and hand hold shower, wood effect vanity unit

with wash hand basin and mixer tap over, enclosed cistern low level WC, heated towel rail and obscured window to the side.

**Cottage dressing room Restricted head height (Restricted head height)**

Dormer window to the side, restricted head height and low door opening to the loft void.

**Detached double garage 20'4 x 17'2 (6.20m x 5.23m)**

Electric up and over wood effect doors, power and lights, personal door to:

**Hall at rear of garage**

With further personal door to garden and staircase rising to:

**Above garage accommodation 20'4 x 13'7 (6.20m x 4.14m)**

This useful space is currently used as a home office, but would lend itself equally well to use as a gym or hobbies room. There are windows to the side and front, and an eaves storage cupboard. AGENT'S NOTE - ANNEXE POTENTIAL: The garage as a whole provides scope to provide a detached annexe with its own garden, subject to normal planning consents and building regulations.

**Outside**

**Rear garden**

Of particular note the grounds are expansive and include a patio directly adjacent to the house, lawn area with established borders and specimen trees, and a deep wooded area. There is a greenhouse, timber shed and a pathway running round the entire property.

**Front garden & driveway**

Accessed via a 5 bar gate with part gravel and part block paved driveway providing

parking for at least 6 cars, lawn with brick retaining wall and further lawn directly to the front of the property and behind the garage.

**Agents note**

The property has a septic tank (under one of the front lawns)

**EER & Council Tax**

Council Tax - G

Energy Efficiency Rating (EER) - E

**Viewing information**

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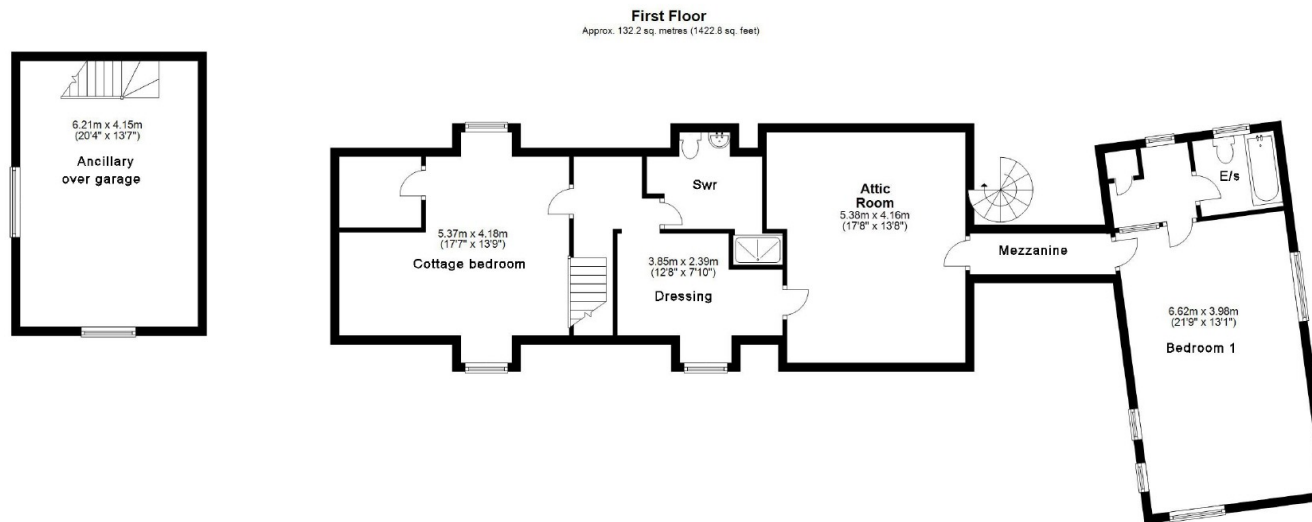
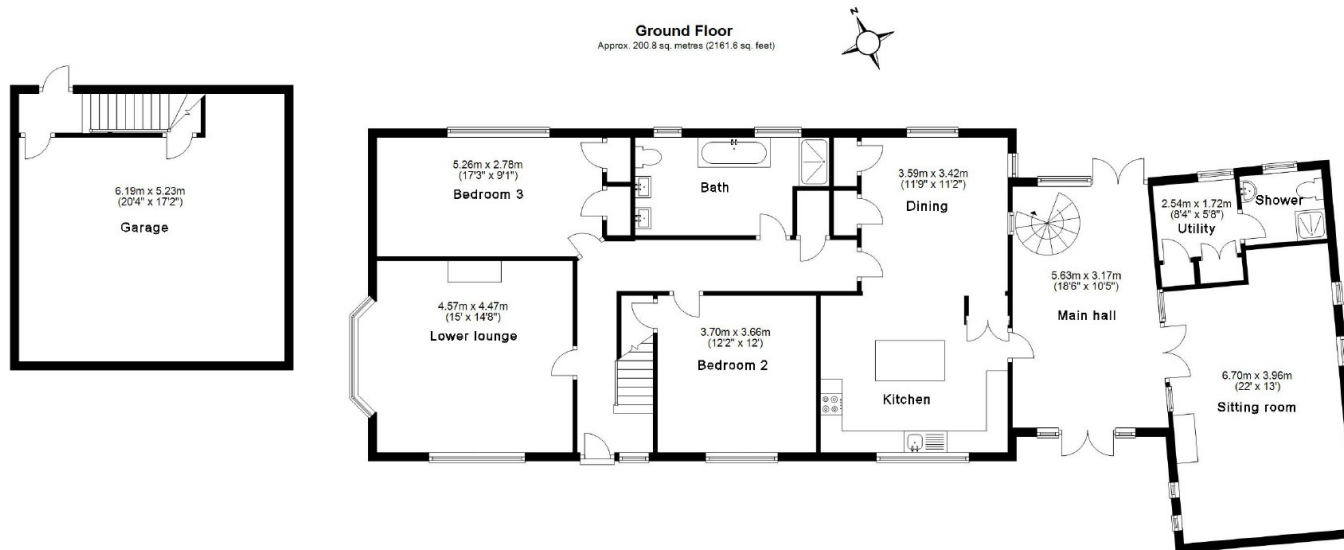












Total area: approx. 333.0 sq. metres (3584.4 sq. feet)

Includes garage area  
Plan produced using PlanUp.