

Bryan Bishop

and partners



Hornbeams, 106 Harmer Green Lane, Welwyn, Hertfordshire

A fine period country house dating from 1908 in wonderful gardens and within walking distance of Welwyn North station



A fine period country house dating from 1908 in wonderful gardens and within walking distance of Welwyn North station. Hornbeams is located in the exclusive Harmer Green area of Welwyn, alongside other substantial detached houses of the same period. It occupies a generous, secluded plot extending to just under 2 acres, with a frontage of some 250 feet. The area is popular with commuters as Welwyn North station is under 1 mile away and provides a 20 minute service into Kings Cross during peak times. This type of property is rarely available, we strongly recommend an internal inspection to fully appreciate what is on offer. All the principal rooms have high ceilings and most overlook parkland-like grounds to the rear. All in all, Hornbeams is an ideal long-term house for a growing family. Accommodation: Entrance Hall, Cloakroom, Drawing Room, Dining Room, Family Room, Kitchen/Breakfast Room, Small Lobby, Garden Room, 6 Bedrooms (2 with En Suite Facilities), Family Bathroom, Gas-Fired Central Heating, Double Garage, Magnificent Garden of just under 2 Acres.

Location

The A1(M) can be reached at Welwyn village and has an intersection at the South Mimms junction to the M25. The towns of Welwyn Garden City and Hertford are 3½ miles and 5 miles respectively, each with excellent shopping and leisure facilities. There is an excellent choice of independent schools within the area including Heath Mount at Watton at Stone, Haileybury at Hertford Heath and Sherrardswood at Welwyn. Bocket Hall championship golf course is under 4 miles away.

ACCOMMODATION

Attractive Entrance Portico

Supported by Doric columns in stone. Heavy oak entrance door with leaded fanlight, leading to:



Small Lobby

Housing American style fridge freezer, fitted cupboards to one side.

Garden Room 22'0 x 14'7 (6.71m x 4.45m)

This is recent addition to the property and has an impressive vaulted ceiling with exposed oak beams, solid oak floor and 2 pairs of glazed double doors onto garden and terrace. Also within this room is a further range of fitted oak cupboards with granite tops for additional storage and a heavy oak door with feature leaded light panel, used as a secondary entrance.

FIRST FLOOR

Landing

With casement window overlooking front courtyard and intercom for remote-controlled gates.

Master Bedroom Suite comprising:

Bedroom 19'0 x 15'3 (5.79m x 4.65m)

Replacement double glazed windows overlooking rear garden, original Edwardian fireplace. A range of fitted, mirror-fronted wardrobes, Fujitsu air conditioning unit. Door to:

En Suite Bathroom

A good sized room with a white suite of enamelled bath, pedestal wash basin and WC, all with chrome fittings and tiled surrounds, separate walk-in shower, fully tiled. Heated towel rail, storage cupboards, casement window and door to walk-in airing cupboard with hot water cylinder and gas-fired boiler.

Bedroom 2 15'1 x 13'1 (including en suite shower) (4.60m x 3.99m (including en suite shower))



With 2 remote-controlled up and over doors, storage in roof void, personal door and casement window to one side. Light and power.

Gardens

The property has magnificent, established gardens extending to just under 2 acres. They face south to the rear and backing onto the house is a substantial, raised, brick terrace, planting along rear elevation to include hydrangea and clematis. The terrace extends along the west side of the property, where there is a wonderful wisteria along the side elevation and a large area of lawn. From the terrace is a sweeping lawn to the rear (originally a grass tennis court in Edwardian times), with deep herbaceous borders along one side, with communicating grass walkways, a wide variety of ornamental shrubs, flowers and trees with feature floodlighting. Beyond the main lawn in a pleasant shaded area is an ornamental carp pond with waterfall and filtration unit, feature floodlighting, paved walkways and an ornamental, circular pond and fountain. Surrounding the pond are silver birch, acer, holly, alpine trees and a line of mature hornbeams, giving access to a large expanse of lawn suitable for a tennis court, subject to permission from the local authority, where change of use may be required. This part of the garden has a small orchard and a wonderful open outlook with no other houses in sight. There is a detached timber storage shed 100 x 100 (3.05m x 3.05m) with electricity and water supply.

The front of the property comprises a large, gravelled forecourt with parking for a large number of vehicles, which is approached from Harmer Green Lane via a pair of remote-controlled iron gates supported on brick piers. Along the front of the house is a circular ornamental pond and fountain, exterior lighting and a very secluded frontage of some 250 feet onto Harmer Green Lane, made up of established trees including oak, pine, holly and yew, giving seclusion all year

Entrance Hall

Exposed cherry wood floor. Staircase to first floor with understairs cupboard housing electric meters.

Cloakroom

Fully tiled, white suite of WC and pedestal wash basin.

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Wide glazed double oak doors to:

Drawing Room 28'0 x 13'0 widening to 19'0 into seating bay (8.53m x 3.96m widening to 5.79m into seating bay)

A well proportioned, triple aspect room with mullioned, leaded light windows, double doors onto side terrace. Corniced ceiling, fitted oak bookshelves and cupboards along one wall. Seating bay with bookshelves and window overlooking front courtyard.

Dining Room 19'0 x 15'0 (5.79m x 4.57m)

Double aspect, mullioned, leaded light windows with lovely views of garden, open fireplace, corniced ceiling. Double doors onto rear terrace.

Family Room 15'9 x 12'0 (4.80m x 3.66m)

Corniced ceiling, glazed double doors onto rear terrace with views over, exposed cherry wood floor. Original dumb waiter (no longer in use). Plaster display niche, access either side of chimneybreast to:

Kitchen/Breakfast Room 15'0 x 14'6 with breakfast area in addition (4.57m x 4.42m with breakfast area in addition)

Modern, solid oak kitchen with granite work surfaces incorporating Franke stainless steel sink, Falcon cooking range with gas hobs, hood with extractor over, integrated Gaggenau dishwasher, integrated Smeg larder fridge, central island unit with granite top. Casement windows to 3 aspects, corniced ceiling. Ceramic tiled floor to kitchen and breakfast area which also has a bay window with bench seating. Door from kitchen to:



Replacement double glazed windows to 2 aspects, original Edwardian fireplace and door to:

En Suite Shower

With a white suite of WC, basin and shower cubicle, fully tiled walls, heated towel rail.

Bedroom 3 19'0 x 10'0 (5.79m x 3.05m)

Replacement double glazed windows to 2 aspects, original Edwardian fireplace and fitted Fujitsu air conditioning unit.

Bedroom 4 14'8 x 9'7 (4.47m x 2.92m)

Currently used as a study, casement window, a range of fitted cupboards and shelves, double wardrobe.

Family Bathroom

A large bathroom which includes a white suite with corner Jacuzzi bath, pedestal wash basin and WC, all with chrome fittings, double berth rainfall shower, chrome heated towel rail, fully tiled walls and floor, casement window to side.

Staircase to:

SECOND FLOOR

Small Landing with dormer window

Bedroom 5 19'9 x 10'4 (6.02m x 3.15m)

Original Edwardian fireplace, replacement casement window overlooking rear garden, door to walk-in, fully boarded loft space.

Bedroom 6 19'9 x 10'2 (6.02m x 3.10m)

Replacement double glazed window overlooking front, recess storage area.

OUTSIDE

Detached Double Timber-Built Garage 17'6 x 18'0 (5.33m x 5.49m)



round. Exterior water supply.

Services

Mains gas, electricity, water and drainage. Gas-fired central heating. Fitted security alarm.

Note

None of the garden ornamentation is included in the sale, other than those mentioned in the particulars.

Viewing

Strictly by prior appointment with the vendor's sole agent, Bryan Bishop & Partners, telephone (01438) 718877.

Directions

From the A1(M) junction 6 northbound, at roundabout take the second exit and follow signs to Welwyn Garden City (A1000). Then take B1000 towards Hertford, passing under the viaduct. At the mini-roundabout, take the first exit into Harmer Green Lane which becomes New Road and at the top of the hill, bear right and go round the green. Continue for ½ mile and Hornbeams will be found on the right hand side.

Agent's Note

Bryan Bishop & Partners endeavour to make their sales particulars as accurate and reliable as possible, based on their own inspection of the property and information received about it; however, their accuracy cannot be guaranteed. If there is any point that is of particular interest or importance to you, please contact our office prior to arranging an appointment to view, when we will be pleased to confirm the position for you.

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