



Bramfield Road
Bulls Green, Datchworth, Herts

Bryan Bishop
and partners



We are pleased to offer this handsome Victorian house in a wonderful semi-rural location close to the village centre enjoying views over a wild flower meadow. Conveniently placed for access to highly reputable independent schools and major road and rail network for those wishing to commute.

Property

The property was built around 1860 originally as two farm cottages before being converted in to one dwelling in 1959. The present owners have enjoyed living in the house for the last 32 years and during their tenure, re-modelled the exterior to include gothic -style windows to the front elevation. It now offers a great opportunity for the next owner to put their own stamp on the property. The interior is both light and spacious and has lovely views of the cottage style gardens. A pretty entrance porch leads into a large hallway with cloakroom off and a set of double doors gives access to a dining room, this leads to the main living room with double aspect windows and a wood burning stove fitted to an original fireplace, double doors open on to a delightful garden room providing a further seating area or dining area. The kitchen requires updating but has a perfectly functional range of fitted storage units, an electric oven, hob, plumbing for a dishwasher and cupboard housing an oil-fired boiler which serves the central heating, the water is heated via solar panels on the garage roof. Also, on the ground floor is a useful laundry room with plumbing for washing machine. Stairs from the hall lead to a first-floor landing providing access to a part boarded loft, the master bedroom is spacious and dual aspect windows give views over gardens and fields, door to a good size en suite bathroom with bath, WC and basin. There are 3 further bedrooms all enjoying a view, off the landing is a separate shower room with basin and WC.

Gardens & Outbuildings

The house is approached from Bramfield Road via a pair of ornate iron gates across the front entrance, leading to a large tarmac driveway in front of a detached double garage with 2 up and over doors, light and power and separate workshop to the rear. Internal stairway up to a first-floor studio/office. Adjoining one side of the garage is a car port for extra storage or parking. The gardens are mature and private and stocked with a variety of cottage garden plants, herbaceous borders and neat lawns which encircle the house, there is a delightful fish pond and throughout the gardens are topiarised hedges of Yew and Box as well as a charming "Folly" built of flint under a pitched slate roof.

Location

The location of this property is ideal for those wishing to commute; Knebworth and Stevenage main line railway stations are within 10 minutes' drive, the A1(M) and A10 can be reached at Welwyn and Hertford respectively, whilst access to Heath Mount and Haileybury independent schools is at Watton at Stone and Hertford Heath a short drive to the East. Also, nearby are many bridle paths and footpaths, a local general store and 2 public houses.

Services

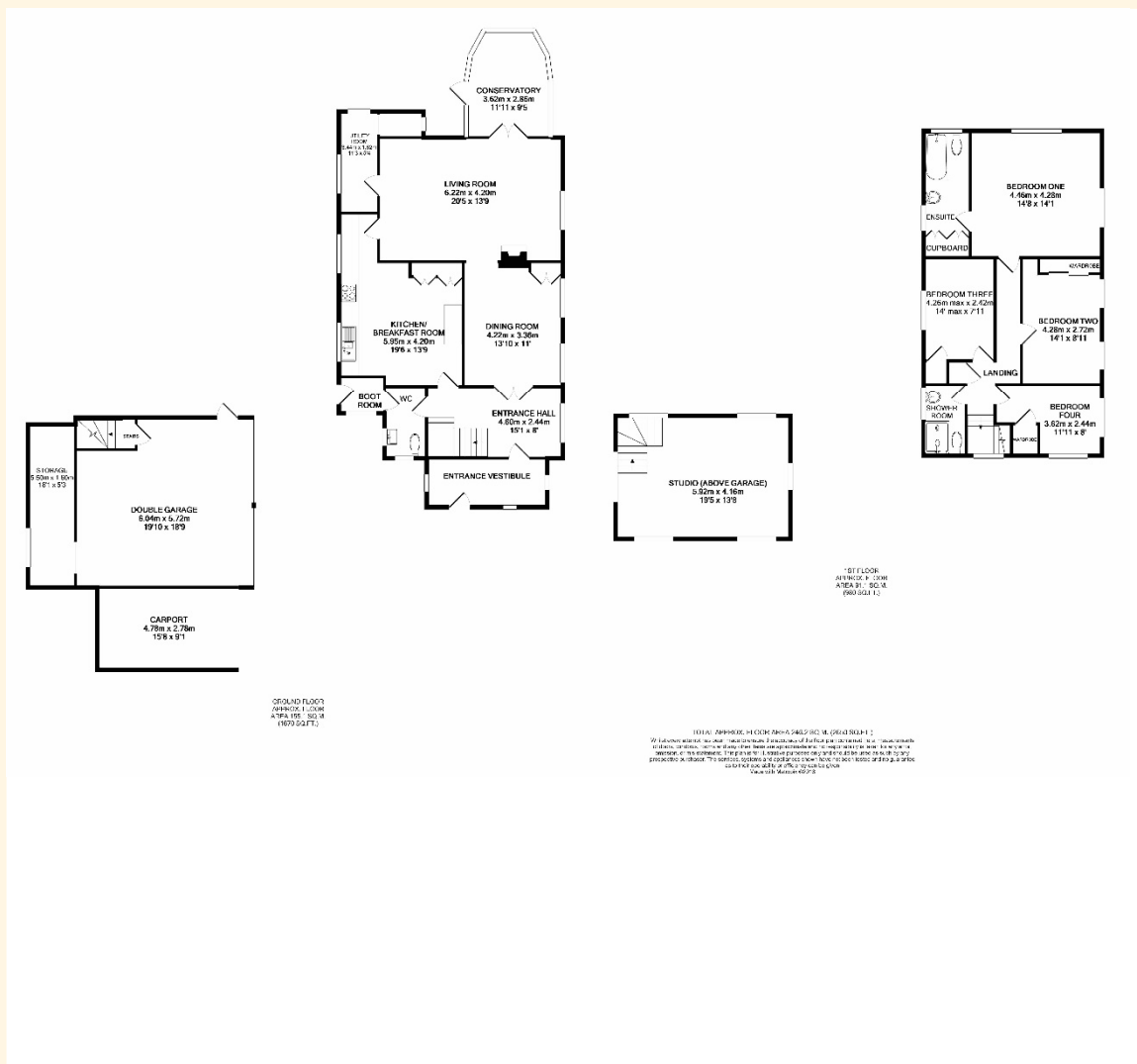
Mains drainage and water, oil fired central heating.

Rating Authority

East Herts District Council, Tel: 01279 65526



To view this property call Bryan Bishop Estate Agents on **01438 718877**



Date of assessment: 31 May 2018
Date of certificate: 03 June 2018
Type of assessment: RdSAP, existing dwelling
Total floor area: 164 m²

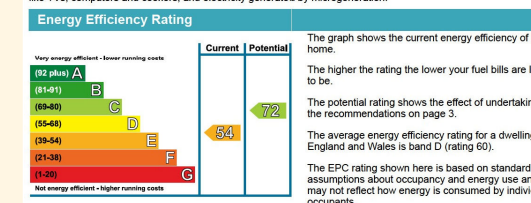
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,630
Over 3 years you could save	£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 255 over 3 years	You could save £ 966 over 3 years
Heating	£ 2,940 over 3 years	£ 2,202 over 3 years	
Hot Water	£ 255 over 3 years	£ 207 over 3 years	
Totals	£ 3,630	£ 2,664	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 471
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3 Low energy lighting for all fixed outlets	£60	£ 159

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you make your home warmer and cheaper to run.

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Agents notice: Bryan Bishop & Partners endeavor to make their sales particulars as accurate and reliable as possible, based on their 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.