



Fabulous stable conversion with countryside views

The Stable Block, Tewin Water, Welwyn, Hertfordshire, AL6 0BW

Freehold



Character Grade II listed mews house • Part of a converted Stable Block • Full use of the amazing grounds of Tewin Water Estate • Great location for the commuter • Own private westerly facing garden • Three reception rooms • Master bedroom with en suite • Garage and additional parking

Local Information

Mileages approx.- Welwyn North 0.8 miles - (London Kings Cross from 32 minutes, Welwyn Garden City 2.5 miles, Knebworth 5.0 miles, Stevenage - 8.8 miles, A1M junction 6 - 2.2 miles

The House is set adjacent to the small hamlet of Digswell which has a popular pub and is less than a mile from the mainline station at Welwyn North. The major town of Welwyn Garden City offers varied shopping facilities including a John Lewis department store, Waitrose and Marks and Spencer. There is an excellent variety of leisure activities to be found nearby with The Gosling Sports Centre offering a dry ski slope, golf driving range, indoor and outdoor tennis, squash, football pitches, an athletics track and a Gym. There are three golf courses close by including Panshanger, Mill Green Golf Course and the Welwyn Garden City Golf Club. Stanborough Park and lakes offers a variety of water activities including sailing, windsurfing and canoeing.

About this property

The Coach House is a delightful mews style Grade II listed converted stable and is just one of six properties within this most desirable country estate. It has full use of 9 acres of historical parkland designed by Humphrey Repton on the Bank of the River Mimram, a rare chalk stream

surrounded by wonderful countryside. The Stable Block, as its known, is set towards the end of a long private driveway which further leads to the main mansion house, now luxury apartments.

The bright, airy and spacious accommodation is set over two floors and extends to almost 1,500 sq ft. There are three good sized reception rooms and a kitchen fitted with a good range of units. There are four bedrooms, the main bedroom boasting an en suite shower room, and a family bathroom.

One of the real outstanding features to the house is the private westerly facing rear garden. There is a lovely paved sun terrace immediately to the rear, which is accessed from the main reception room and provides great outdoor entertaining space. Lawned garden extend away from the terrace and are at the top of the garden is a pretty seating area too.

Local Authority

East Herts District Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.





The Stable Block, Welwyn

Main House gross internal area = 1,423 sq ft / 132 sq m

Garage gross internal area = 181 sq ft / 17 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8423267/SS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	65	83
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200630LYNE

