

FOR SALE

£725,000 Freehold



27 Lemsford Village, Lemsford, Welwyn Garden City, Hertfordshire, AL8 7TN

- Village Location
- Character Cottage
- Period Features
- Three Double Bedrooms
- Driveway & Garage
- Direct River Access
- Private Fishing Rights
- Chain Free



PROPERTY DESCRIPTION

Set within the picturesque village of Lemsford, this stunning period cottage is a truly charming home, combining an abundance of original character with comfortable and versatile accommodation. From the moment you enter, the property is full of warmth and personality, with original stone flooring running throughout the ground floor and a wealth of period features. The welcoming entrance hall leads into a generous lounge, complete with a working fireplace and steps down to a delightful lower-level snug. The snug enjoys plenty of natural light and direct access to the rear garden through patio doors, creating a fantastic connection with the outside space. A separate dining area provides an ideal setting for entertaining and features its own fireplace, while the modern fitted kitchen offers a practical range of units and appliances, with direct access through to the garage. Completing the ground floor is a useful cloakroom with WC, hand basin and separate utility area. Upstairs, the accommodation comprises three bedrooms. There is a small double bedroom with built-in storage, a further double bedroom and an impressive dual-aspect principal bedroom. The principal bedroom benefits from built-in storage, its own hand basin and a particularly attractive outlook over the river. The family bathroom has a bath with shower over it, hand basin, WC and bidet. Outside, the rear garden is a particular feature of the property. A paved patio area provides space for seating and entertaining, with convenient side access leading to a full-width decking area. There is also a direct access point to the river with private fishing rights, offering a rare and wonderfully picturesque setting. To the front, the property benefits from a driveway providing off-road parking and access to the garage. A home that truly oozes charm and character, this delightful cottage offers a unique opportunity to enjoy period living in an idyllic village setting, with the added appeal of a beautiful riverside outlook and direct river access.



ROOM DESCRIPTIONS

Welcome to Riverside Cottage

From the moment you step in you can't help but be captivated by its charm. The original door opens to a welcoming entrance hall, that flows through to a warm and inviting tiered living room with working inglenook fire place and access out to the decking. There is an open dining area with fire, which steps down to a convenient downstairs cloak and utility area. The original stone floor is a real standout feature of the ground level. A well equipped dual aspect modern kitchen has everything that you need including integrated appliances, induction hob and shutter blinds on the front windows. There is direct access into the garage. Ascending the stairs you'll find the family bathroom with a shower over the bath, hand basin, w/c and bidet. The landing offers a recess with views of the river, a spacious double bedroom, additional double bedroom with built in storage and a generous dual aspect master bedroom with built in storage and hand basin also looking out to the river.

External

To the rear of the property you have a mixture of patio and decking. The large patio area to the side which is ideal for relaxing or entertaining, can be entered from either the cottage or the gated access from the front. The decking offers a tranquil space to enjoy your idyllic position on the River Lea with the benefit of private fishing rights (from your boundary to the middle of the river). To the front there is an extremely convenient driveway and garage access.

Historic Information

No. 27 Lemsford Village was, for many years, the village shop – a veritable Aladdin's Cave selling everything from groceries, bread, haberdashery, sides of bacon, sweets for the children and more. The shop entrance was on the right and the door on the left, now bricked up, opened into the 'front room'. At the back was the shop storeroom which contained a beehive shaped brick bread oven where villagers could have their meat roasted for one penny. Outside was the tall chimney for the oven. There was a wooden shed between Nos 27 and 25 where the horse and cart used for deliveries was kept, this has now been converted into a garage.

About Lemsford Village

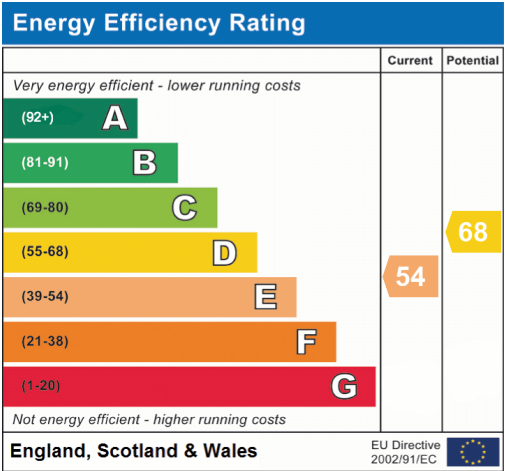
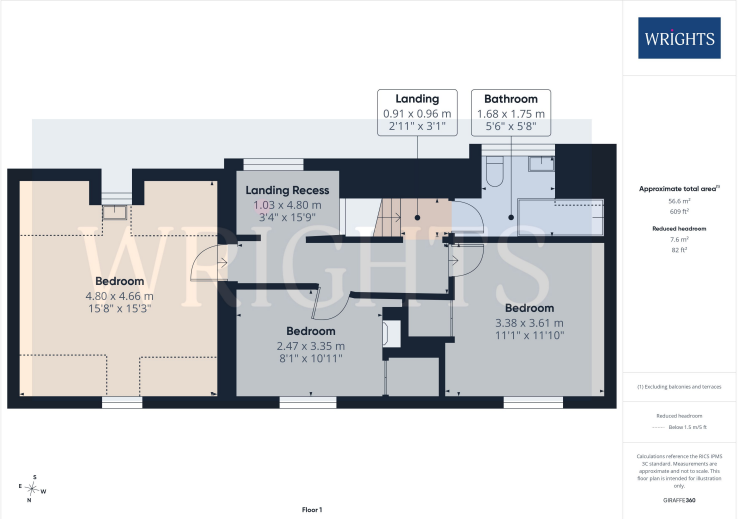
Situated in a picturesque valley along the winding River Lea, Lemsford Village offers the quintessential English country lifestyle without sacrificing modern convenience. Steeped in history, Lemsford originally grew around its historic 12th-century corn mill and served as a bustling coaching stop on the Great North Road. Today, that heritage is beautifully preserved in its architectural landscape. Wildlife enthusiasts will love the Lemsford Springs Nature Reserve, a tranquil sanctuary managed by the Herts & Middlesex Wildlife Trust, famed for its spring-fed lagoons and rare birdlife. While Lemsford feels wonderfully rural and removed from the hustle and bustle, it is an absolute haven for commuters - Immediate, effortless access to the A1(M), connecting you swiftly to London, the M25, and the North and located just over a mile from Welwyn Garden City, residents can access the mainline station for a fast, direct train service into London King's Cross in under 30 minutes.

Buyer Information & Property Disclaimer

In accordance with UK Anti Money Laundering (AML) regulations, all buyers must complete identity verification once their offer is accepted. We use a third-party verification service at a cost of £35 per person (inclusive of VAT). This fee is non-refundable and buyers should be aware of this requirement before proceeding with a purchase. These property details are provided in good faith but do not form part of any offer or contract. Buyers should rely on their own investigations and advice from their legal representative. Wrights have not tested any fixtures, fittings, appliances, or services and cannot guarantee their condition. While every effort is made to ensure the information provided is accurate, buyers should satisfy themselves as to all aspects of the property.



FLOORPLAN & EPC



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