

Spinners Bulls Lane, Brookmans Park, Herts, AL9 7AZ
Offers In Excess Of £1,150,000

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Set behind mature boundaries on a generous plot of around a quarter of an acre, Spinners is a substantial detached home offering scale, privacy and exceptional potential in a semi-rural Hatfield setting. This is a property that invites re-imagination — ideal for buyers looking to create a long-term family home tailored to their own vision.

The house provides extensive accommodation arranged over two floors, with six well-sized bedrooms and a layout that naturally lends itself to modern family living once updated. Each first-floor bedroom benefits from its own en-suite shower room, an unusually practical feature that offers comfort and independence for family members and guests alike.

Reception spaces are generous and flexible, with large windows and a conservatory that draws natural light deep into the home while offering views across the surrounding gardens. The internal layout provides excellent scope to open up, reconfigure or extend (subject to the usual consents), allowing the next owner to unlock significant future value.

Externally, the grounds are a real highlight. The garden wraps around the property and provides a strong sense of seclusion, while the outdoor swimming pool presents an opportunity to restore or redesign an impressive leisure feature. In addition, a separate self-contained annexe offers valuable versatility — whether for multi-generational living, guest accommodation, home working or ancillary use.

The property is offered chain free and all offers must be in writing and buyers must be able to complete by the end of 2026.



- Six-bedroom detached house with substantial internal footprint
- Approximately quarter-acre plot with gardens
- Semi-rural position offering privacy
- Full refurbishment opportunity with scope to add value
- En-suite shower rooms to every first-floor bedroom
- Self-contained annexe with multiple uses
- Outdoor swimming pool with redevelopment potential
- Chain-free sale By Tender
- Completion Before End of 2026
- Council tax band G - Welwyn and Hatfield Council

























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Spinners, Brookmans Park, AL9

Total Area: 299.4 m² ... 3222 ft²

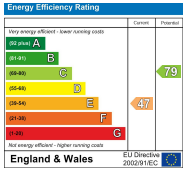
All measurements are approximate and for display purposes only

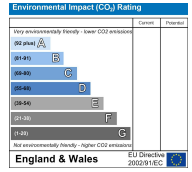
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
47
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC









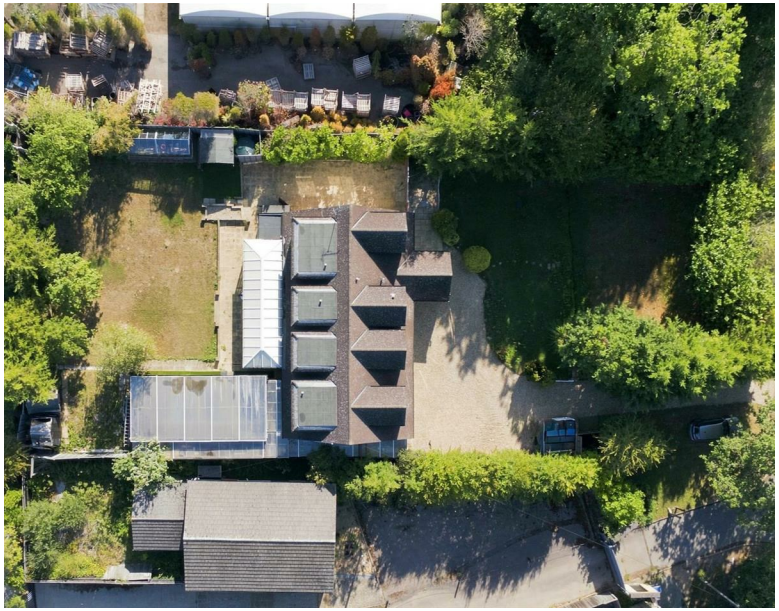












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