



SIMPLY HOMES

Lemsford Village

Welwyn Garden City AL8 7TN

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Summary:

Simply Homes are delighted to bring to the market this enchanting two double bedroom cottage in the lovely Hertfordshire village of Lemsford. This is a classic village home that has been substantially refurbished whilst retaining a wealth of original period features and is presented in outstanding condition inside and out, including a stunning timber framed garden room that looks out over the attractive rear garden to the babbling brook at the far boundary which is actually the upper reaches of the river Lea. The property enjoys a wonderful rural position yet is within easy reach of the comprehensive facilities and amenities in nearby Welwyn Garden City, and is offered chain free for a swift and trouble free completion.

Accommodation

Originally built as a standard two up two down cottage, the inside has been creatively reimagined and extended to provide a large open plan living/dining room, and it is this main room into which the charming front door leads. It is a deceptively large room at nearly twenty-two feet long and is abundantly lit by the two large front facing windows, with the light levels further boosted by the open plan connected garden room. The room is effectively one large open space, but the architect has cleverly used a central beam supported on exposed brick pillars to allow an attractive delineation of the space. An exposed brick chimney breast at one end offers a nice visual link with a smart log burner installed within the decorative open fireplace and a brick hearth extending across in front of a set of bespoke cupboards built into the recess on one side. In the far corner a finely built open tread staircase climbs to the first floor, equipped with a smart storage cupboard built in underneath. The size and nicely balanced shape of the room give you ample choice as to how you best configure and furnish it to suit your taste and day to day needs, suffice to say it is easily large enough for multiple sofas and chairs along with a generous dining suite plus other occasional furniture if needed.

The kitchen has an open entrance from the rear wall of the living/dining room, cleverly maximising the space available. It is a compact room, but is nicely fitted with a number of wall and floor mounted cupboards with an open floor space left for a free standing cooker. Nicely lit by a window overlooking the rear garden and the river, it has a useful door out into the garden and a further door leading into the ground floor bathroom.

The bathroom also has a window looking out over the rear garden and is fitted with a bath with a shower attachment above it, as well as being plumbed in for a washer/dryer.







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