



25, Lemsford Village

Lemsford, Welwyn Garden City,
Hertfordshire, AL8 7TN
Offers in Excess of £500,000

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Situated in the sought-after village of Lemsford, this charming detached Victorian cottage blends period character with modern living and offers excellent access to Welwyn Garden City, the A1(M) and London rail links. The accommodation includes two double bedrooms with en-suites, two reception rooms, a modern kitchen and a utility/cloakroom. Recent upgrades include a full rewire, new Vaillant combi boiler, upgraded lighting, redecoration and a multi-fuel stove. Outside, the south-facing riverside garden enjoys views over the River Lea and benefits from private fishing rights.

- BEAUTIFULLY RENOVATED DETACHED VICTORIAN COTTAGE IN THE SOUGHT-AFTER VILLAGE OF LEMSFORD
- TWO GENEROUS DOUBLE BEDROOMS, EACH BENEFITING FROM EN-SUITE FACILITIES
- CHARACTER FEATURES THROUGHOUT INCLUDING EXPOSED BEAMS AND A MULTI-FUEL BURNING STOVE
- TWO VERSATILE RECEPTION ROOMS OFFERING FLEXIBLE LIVING AND ENTERTAINING SPACE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND SEPARATE UTILITY/CLOAKROOM
- RECENTLY IMPROVED WITH A FULL REWIRE, NEW VAILLANT COMBI BOILER AND COMPLETE REDECORATION
- PLANNING PERMISSION GRANTED FOR A SIDE ENTRANCE PORCH AND TRI-FOLD DOORS TO THE GARDEN
- STUNNING SOUTH-FACING RIVERSIDE GARDEN WITH VIEWS OVER THE RIVER LEA AND PRIVATE FISHING RIGHTS

Ground Floor

Living Room

A welcoming reception room full of character, featuring exposed beams, oak flooring and a charming fireplace with inset multi-fuel stove and brick hearth. Dual aspect windows provide plenty of natural light, while the bespoke staircase with feature cartwheel balustrade leads to the first floor.

Dining Room

A cosy yet versatile second reception room with exposed beams, oak flooring, and dual aspect windows. Ideal as a family room, snug or home office, with useful built in storage and wall mounted television point.

Kitchen

Overlooking the rear garden and River Lea, the kitchen is fitted with a range of base and wall units complemented by solid wood worktops and a traditional Belfast sink. Integrated appliances include a Bosch double oven, microwave, Neff dishwasher and fridge/freezer, alongside a gas hob with extractor above. Finished with attractive slate flooring and space for additional appliances.



Utility/Cloakroom

A practical utility area providing additional storage, worktop space and plumbing for a washing machine. Also comprising a low level WC, vanity wash hand basin and the recently installed Vaillant combi boiler.

First Floor

Landing

A bright landing area with rear aspect window providing access to both bedrooms.

Master Bedroom

A well proportioned double bedroom with front aspect window and access via a private dressing lobby, creating an attractive principal suite.

En-Suite Bathroom

Beautifully appointed with a Victorian style roll top bath featuring claw feet and shower attachment, complemented by a wash hand basin, WC, heated towel rail and tiled finishes.

Bedroom Two

A generous double bedroom with built-in storage and access to the loft space, which is partially boarded, insulated and fitted with lighting.

En-Suite Shower Room

Fitted with a shower enclosure, vanity wash hand basin, WC and heated towel rail, with natural light provided by rear aspect windows.

Exterior

Front Garden

Small path leading to front door and block paved driveway for one car.

Rear Garden

The delightful south facing rear garden is a true highlight of the property, enjoying a tranquil riverside setting with uninterrupted views along the River Lea. Arranged over terraced levels, the garden provides a wonderful space for relaxing or entertaining and benefits from external lighting, power points and gated side access. The property also enjoys private fishing rights extending to the center of the river.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

Please note: Some images have been digitally enhanced or virtually decluttered for marketing purposes. Buyers should satisfy themselves as to the property's fixtures, fittings and condition during a physical inspection.



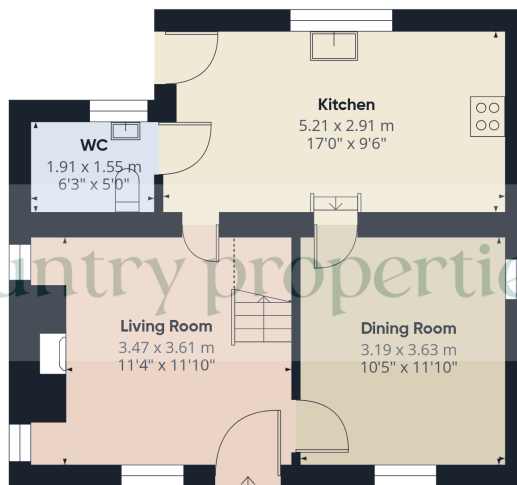
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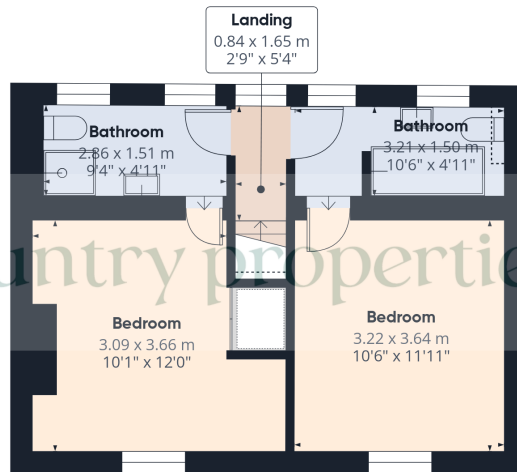
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

77.3 m²
832 ft²

Reduced headroom

1 m²
10 ft²

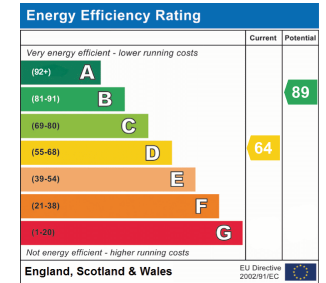
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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