Croft End
Burnham Green Road, Bulls Green, Tewin Wood

Bryan Bishop
and partners

Croft End

48 Burnham Green Rd, Bulls Green, AL6 0NJ

First time available for over 60 years in a stunning location, on the edge of open countryside, is this detached 1920's detached house, in need of complete modernisation, standing in grounds of approx. 1.25 acres

Property

Croft End offers a rare opportunity to restore and the potential to extend the existing accommodation to take full advantage of its wonderful setting. The current home comprises an entrance lobby leading to the main hall with a barrel-vaulted ceiling and semi-circular window in stairwell; off the hall is a cloakroom with WC and basin, door to living room with open fireplace and spectacular views through a full height picture window; this room opens into a double aspect sun lounge also with open views. There is a large dining room, study and small kitchen with fitted storage units, cooker, fridge/ freezer and sink.

A staircase from the hall leads up to the first floor where there are 4 bedrooms, a bathroom and separate WC. Most of the bedrooms enjoy the country views.

Outside

The house is approached by its own private driveway from Burnham Green Road through an area of woodland, before opening out to a clearing on which the house sits, it enjoys a southerly aspect and immediately adjoins open countryside. Within the grounds is a detached timber-built garage and the boundaries are a mix of stock proof fencing and wattle fence panels. An oil storage tank provides fuel for the central heating system and the drains are connected to the mains.

Location

Bulls Green is a small hamlet situated approximately 3 miles to the east of Welwyn. The Horns, a popular pub/restaurant is within easy walking distance of the property, with village shops in nearby Burnham Green and Datchworth. More extensive facilities are to be found in Welwyn Garden City, which lies approximately 3 miles to the south. For those wishing to commute, Welwyn North station offers a fast and frequent service into Kings Cross, taking from 20 minutes. Junction 6 of the A1(M) is about 3 miles. The property lies within the catchment area for Heath Mount preparatory school and Sherrardswood school for both juniors and seniors. Brocket Hall championship golf course and its Michelin star restaurant, Auberge du Lac, lies approximately 4 miles to the west.

Tenure

Freehold

Services

Mains – water, drainage, oil fired central heating.

Agent's Note

The property is being sold without planning permission and is situated within the green belt. We understand there are no tree preservation orders on the plot.

Local Authority

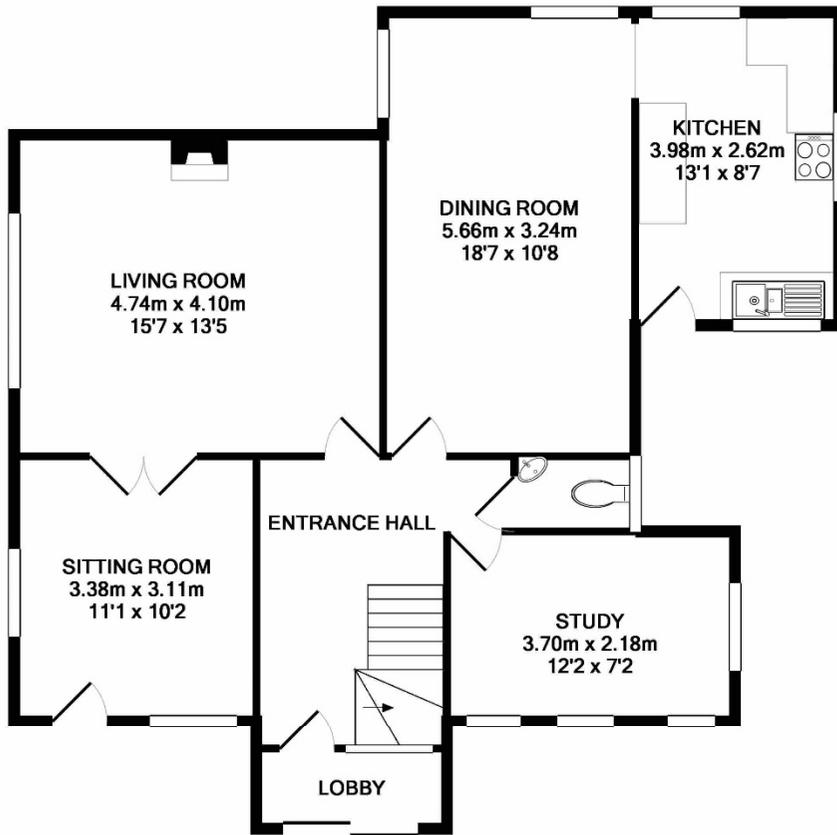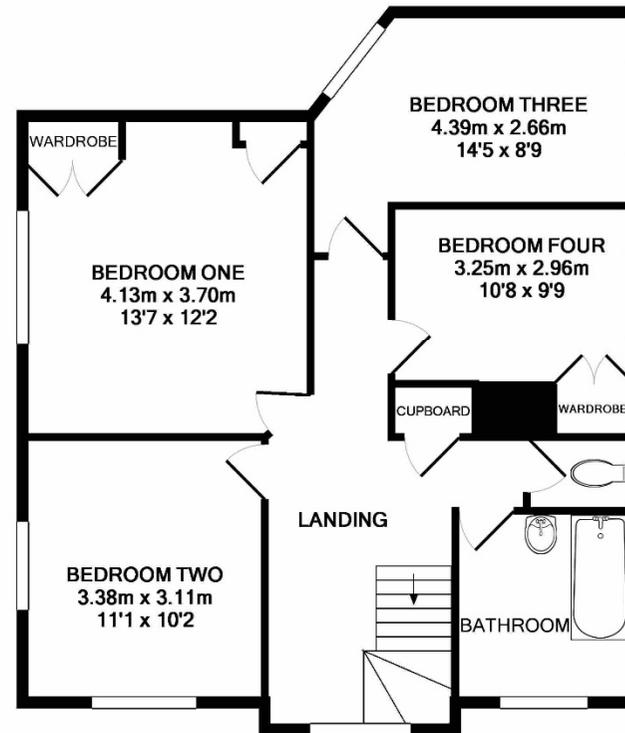**East Herts District Council**
Wallfields
Pegs Lane
Hertford
SG13 8EQ
Tel: 01279 655261; text phone 07734 334504

To view this property call Bryan Bishop Estate Agents on 01438 718877

KITCHEN
3.98m x 2.62m
13'1 x 8'7

DINING ROOM
5.66m x 3.24m
18'7 x 10'8

LIVING ROOM
4.74m x 4.10m
15'7 x 13'5

ENTRANCE HALL

SITTING ROOM
3.38m x 3.11m
11'1 x 10'2

STUDY
3.70m x 2.18m
12'2 x 7'2

LOBBY

GROUND FLOOR
APPROX. FLOOR
AREA 81.7 SQ.M.
(879 SQ.FT.)

BEDROOM THREE
4.39m x 2.66m
14'5 x 8'9

WARDROBE

BEDROOM FOUR
3.25m x 2.96m
10'8 x 9'9

BEDROOM ONE
4.13m x 3.70m
13'7 x 12'2

CUPBOARD   WARDROBE

LANDING

BEDROOM TWO
3.38m x 3.11m
11'1 x 10'2

BATHROOM

1ST FLOOR
APPROX. FLOOR
AREA 63.7 SQ.M.
(686 SQ.FT.)

TOTAL APPROX. FLOOR AREA 145.4 SQ.M. (1565 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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