



1 Church Cottages, Ayot St. Lawrence, Hertfordshire

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# 1 Church Cottages

## Bibbs Hall Lane, Ayot St. Lawrence, Hertfordshire, AL6 9BZ

An absolutely delightful property with just over 4 acres and several useful outbuildings located in this highly sought-after hamlet.

Wheathampstead 2.7 miles, Old Welwyn 3.3 miles, Welwyn North station 4.9 miles (London Kings Cross 20 minutes), Welwyn Garden City 5.6 miles, Harpenden 5.9 miles, A1(M) (Jct. 4) 6.6 miles, St. Albans 7.4 miles, London Luton Airport 10.0 miles, central London 29.6 miles

Sitting room | Family room | Study | Kitchen/breakfast room | Boot room | Laundry room/wc  
Principal bedroom with en suite bathroom | 2 further bedrooms | Family bathroom | Gardens  
Detached garage | Summer house | Oak framed barn | Open-sided storage barn | Orchard and paddocks, in just over 4 acres | EPC rating E

### The property

1 Church Cottages is an extended 19th century family home offering sensitively modernised accommodation arranged over two floors. Having many character features, the ground floor accommodation includes: a generous sitting room with wooden flooring, woodburning stove and French doors to the terrace with westerly views over the gardens and paddock; a well-proportioned family room with feature exposed brick inglenook fireplace with woodburning stove; and a useful wooden-floored study. To the front is a large kitchen/breakfast room with a range of bespoke timber wall and base units, a central island, Belfast sink, space for a good-sized table and south-facing French doors to the garden. A laundry room/Wc and a boot room complete the ground floor facilities.

A concealed staircase rises to the first floor which provides a generous dual aspect principal bedroom with en suite bathroom, two further well-proportioned double bedrooms and a modern family bathroom.

### Outside

1 Church Cottages is opposite the historic Palladian Church in an enviable setting with stunning views from all rooms. Having plenty of kerb appeal, the main house is approached from the church lane and has access to a vaulted detached garage. Parking available for several cars on the drive. The barns and property can also be accessed from a second, private driveway directly from Bibbs Hall Lane. The formal gardens are bordered by mature flowerbeds and feature numerous terraces, seating areas, a garden pond with water wheel feature and heated summer house, all screened by mature hedging and trees. The property also has stock-fenced paddocks, a vegetable garden and an orchard. The oak framed barn with pitched tiled roof was constructed in 2014. Outbuildings have great potential subject to planning permissions.

### Location

Located in a conservation area, Ayot St. Lawrence is a highly-desirable and commutable Hertfordshire village with a thriving community spirit and amenities including a popular 16th century public house, the Bocket Arms, two historic churches, a village field, and Shaw's Corner (home of George Bernard Shaw). Bridleways and footpaths are a plenty. Nearby Welwyn and Harpenden offer a comprehensive range of independent shops, gastro pubs and other amenities. Communications links are excellent, with the nearby A1(M) and M1 giving access to the M25, national motorway network and central London and trains from Harpenden and Welwyn into central London on multiple lines in around 20 minutes. A wide range of schools are within easy reach for villagers, including Aldwickbury, St. Albans High School for Girls and St Albans School. Katherine Warrington School the nearest state secondary.



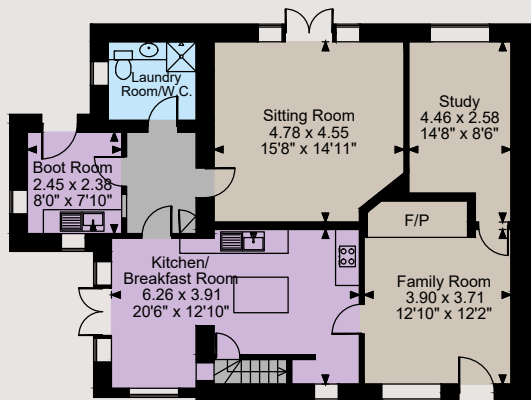




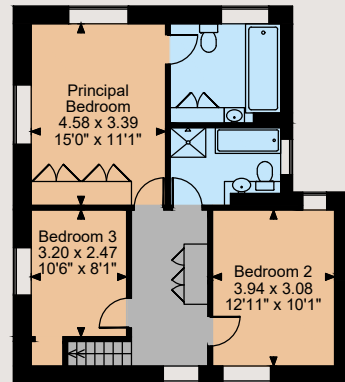


## Floorplans

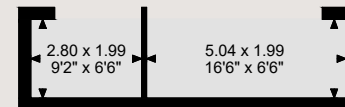
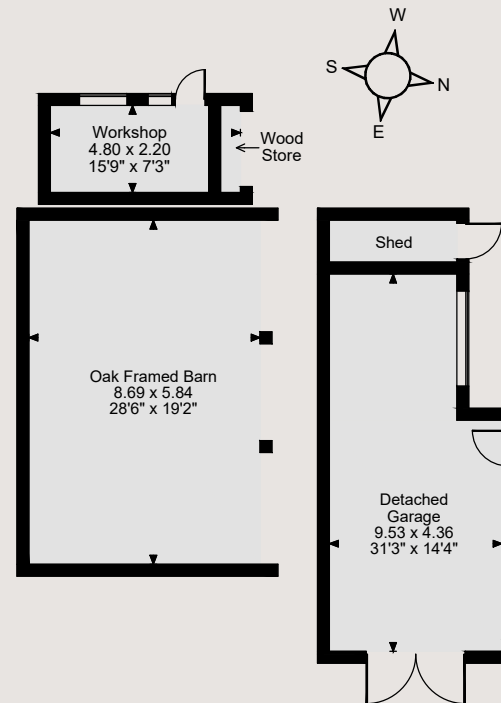
Main House internal area 1,638 sq ft (152 sq m)  
Garage internal area 402 sq ft (37 sq m)  
Open Storage internal area 171 sq ft 16 sq m)  
Oak Framed Barn internal area 546 sq ft (51 sq m)  
Workshop and Woodstore internal area 114 sq ft (11 sq m)  
Summer house internal area 37 sq ft (4 sq m)  
Shed internal area 37 sq ft (4 sq m)  
Total internal area 2,975 sq ft (276 sq m)  
For identification purposes only.



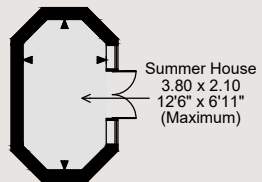
Ground Floor



First Floor

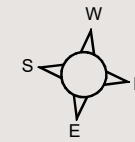


Open Storage



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Strutt & Parker's Harpenden office turn left onto High Street (A1081), at the roundabout take the 1st exit onto Station Road (B652) then after 1.1 miles at the roundabout take the 2nd exit onto Lower Luton Road (B653). After 2.5 miles turn left onto Codicote Road, turn left onto Bride Hall Lane and after 1.1 miles turn left onto Bibbs Hall Lane. After 0.2 mile bear right and the property can be found on the left.

## General

**Local Authority:** Welwyn Hatfield Borough Council (House)/North Herts (Paddocks etc)  
+44 (0)1707 357000

**Services:** Mains electricity (3 phase) and water, private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought. Oil-fired central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,500,000

## Harpenden

49 High Street, Harpenden, Hertfordshire, AL5 2SJ

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