Long Valley

Dark Lane, Codicote, Hitchin

STRUTT &PARKER

BNP PARIBAS GROUP

A spacious mid-century house set in over two acres, with uninterrupted views and outstanding scope for enhancement.

On the edge of Codicote village, Long Valley occupies a peaceful and secluded spot, with rolling country views. The house hasn't been on the market for over 60 years, so presents an exciting and rare opportunity to create a wonderfully private family home. With a paddock, stables and a range of outbuildings, this property also offers an equestrian lifestyle.

- **3 RECEPTION ROOMS**
- **4 BEDROOMS**
- **3 BATHROOMS**
- **GARAGES WITH ANNEXE POTENTIAL**
- **STABLES**
- **FREEHOLD**
- **RESIDENTIAL**
- **2,481 SQ FT**
- **O.I.E.O. £1,750,000**

The property

This much-loved home is full of light, and sited to make the most of its stunning location. It is well proportioned and designed for family life. Whilst not contemporary, the interiors have been well maintained and offer an excellent blank canvas for modernisation and personalisation.

Entered via an enclosed porch, the light and airy entrance hall makes an inviting first impression, flowing seamlessly into the study area, with continuous original parquet flooring and a Portland stone open fireplace as an attractive focal point.

The kitchen/breakfast room works for both day-to-day living and entertaining, with a dining area that enjoys uninterrupted views through full-length glazing - perfect for enjoying both bright morning breakfasts and stunning sunsets.

The kitchen is fitted with traditional solid wood cabinetry and features an oil-fired four-oven Aga, separate electric convection oven plus two-burner hob, and a walk-in larder area.

The kitchen leads to a useful separate utility room which provides a butler sink, laundry space and storage. There is also a downstairs cloakroom.

Two further reception rooms include a family room with French doors onto the terrace and an impressive drawing room with a more formal dining area, the latter flooded with light with glazing to three aspects and two sets of doors opening onto the terrace. Exposed beams, parquet flooring and a substantial inglenook fireplace with a Jotul log-burner add warmth and character.

A wide winding staircase set within a turret rises to the attractive galleried first-floor landing. There is a light and airy principal bedroom suite with en suite bath/shower room and a small balcony that takes full advantage of the far-reaching views across the Mimram valley to Ayot St Lawrence and beyond.

Three further double bedrooms (one with en suite shower room and balcony) also benefit from the superb rural outlook, sharing a family bathroom and separate WC.

Outside

Situated at the end of a quiet no-through road of just two other properties, and surrounded by open countryside and mature trees, the property enjoys a very private and secluded setting. A sweeping Tegula block-paved driveway, bordered by lawns and established trees, provides parking for several cars and leads to a four-bay detached garage with bi-fold oak doors, inspection pit and full mechanics' servicing system – ideal for car enthusiasts.

To the rear of the garage car area, with separate side door access, is a kitchenette room with boiler, sink and laundry area, and a WC. Upstairs leads to a bathroom and an open-plan living/bedroom space, suitable as a games room, home office, or additional annexed accommodation for extended family, subject to the necessary permissions. There is a further timber garage nearby.

A side gate leads to a greenhouse and a block of three Scotts stables with water and electrics. The attractive gardens are mainly laid to lawn and enclosed by fencing, interspersed with ornamental trees and shrubs, with a pond and rockery adding interest.

A spacious terrace provides an ideal spot for al fresco dining while enjoying the beautiful rolling hills and rural outlook. Beyond the enclosed gardens lies the paddock with fruit trees and a further stable and field shelter (approx. 2.242 acres).

Location

Codicote is a highly desirable village to the east of Harpenden, between Welwyn and Hitchin. Known for its strong sense of community, it offers an ideal blend of rural living and village convenience. Amenities include a church and primary school. Codicote's shopping facilities include a Post Office, pharmacy, butcher, two convenience stores, deli and bakery, restaurants and coffee shops. Leisure facilities include a sports centre for tennis, cricket, rugby, football and a bowling club. More extensive facilities at Welwyn, Knebworth, Hitchin and Harpenden are within easy reach. Cycling, riding and walking can be enjoyed directly (via the adjacent footpath and bridleway). Transport links are excellent: the A1(M), M1 and M25 give access to major regional towns, the motorway network and central London. Knebworth Station (3.6 miles) offers trains to London's Finsbury Park in 17 minutes, King's Cross in 25 minutes, or Bank in 34 minutes.

Distances

- Harpenden town centre 7.3 miles
- Hitchin 8.3 miles
- Knebworth 3.6 miles
- Welwyn Garden City 4.7 miles
- Wheathampstead 4.1 miles
- Redbourn 9.9 miles
- St. Albans 8.9 miles

Nearby Stations

- Welwyn North
- Knebworth
- Stevenage
- Hitchin
- Harpenden
- St Albans Stations

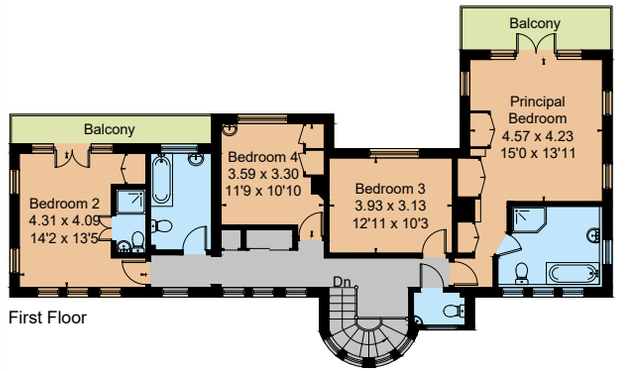
Key Locations

- Knebworth House and Gardens
- Shaw's Corner (National Trust)
- The Melbourne Club at Brocket Hall
- Luton Hoo
- Benington Lordship Gardens
- Hatfield House
- St Albans Cathedral
- The Alban Arena (Theatre)
- Rothamsted Park & Manor
- The Eric Morecambe Centre
- Heartwood Forest

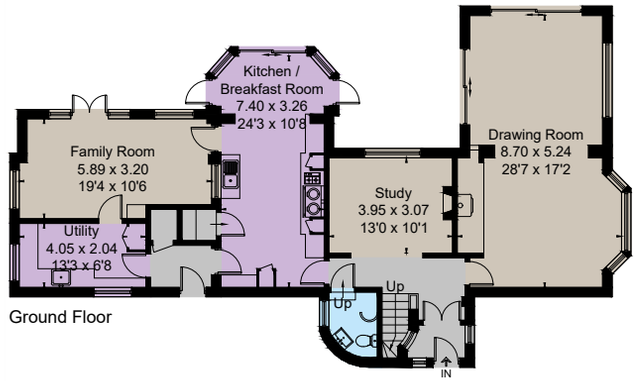
Nearby Schools

- Codicote C of E Primary School
- Stanborough School
- Hitchin Girls' School
- Hitchin Boys' School
- Kingshott School
- The Nobel School
- Sherrardswood School
- Aldwickbury School
- Beechwood Park School
- St Albans Prep School for Girls
- St Albans High School for Girls
- St Albans School (co ed)
- Wood End School
- St. Hilda's School

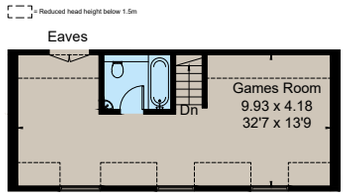
Approximate Floor Area = 230.5 sq m / 2481 sq ft
Outbuildings = 200.9 sq m / 2162 sq ft (Including Garages)
Total = 431.4 sq m / 4643 sq ft



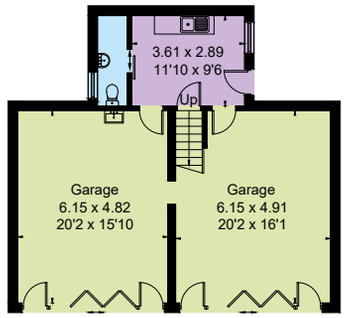
First Floor



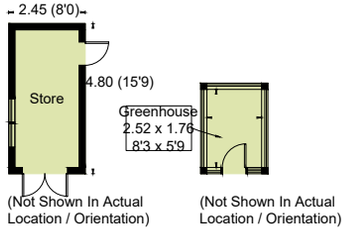
Ground Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103387

Floorplans

Main House internal area 2,481 sq ft (230.5 sq m)
Outbuildings area 2,162 sq ft (200.9 sq m)
For identification purposes only.

Directions

SG4 8UZ

what3words: ///scans.softly.flute

General

Local Authority: North Hertfordshire Council

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Services: Mains electricity and water. Oil-fired central heating. Septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: G

EPC Rating: E

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