

Church Cottage, North Mymms Park North Mymms, Hertfordshire





Church Cottage North Mymms Park North Mymms Hertfordshire AL9 7TN

A beautiful detached Grade II listed home situated in a private location. Church Cottage offers a plethora of period features throughout, generously sized rooms and private garden.

Welham Green station 1.3 miles (London Moorgate 43 minutes). Brookmans Park Village 2.4 miles, Potters Bar station 3.7 miles (London Kings Cross 20 Minutes). St Albans Town 6 miles, London Colney shopping 4.2 miles. London Luton Airport 19.2 miles.

Entrance reception hall | Living/ dining room | Kitchen/breakfast room Sitting room | Guest Cloakroom Four Bedrooms | Family bathroom Dressing room and en suite | Garden Gym | Double garage | EPC Rating E

The property

On entering this wonderful property, the generous entrance reception hall invites you in with the traditional décor, wood flooring, beams and leaded window overlooking the garden. The ground floor comprises an open plan living and dining room

with wood beams, windows and a wood burning stove. The impressive further 30 ft. sitting room is ideal for more formal occasions and benefits from wood flooring, a large bay window and a striking open fireplace. The kitchen offers wall and base units, central Island, windows to the front and rear aspect, door to the garden and ample space for a breakfast table. From the hall, there is a guest cloakroom and cloaks cupboard.

On the first floor, the property provides the principal bedroom with a dressing room, en suite with bath, shower, basin and WC and has the added bonus of loft space above, previously used as a sewing/hobbies room. On this floor, there are three further good sized double bedrooms a family bathroom and a large walk in storeroom.











Outside

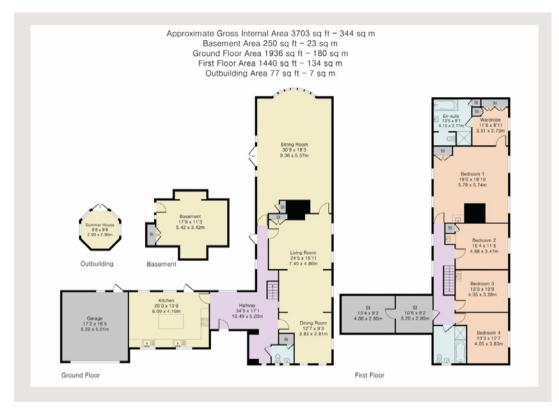
From the rear-paved terrace, stairs lead to a lower ground gym, the room has power, lighting, a window and flooring.

To the front of the property, a parking area is available and access to the double garage. The rear garden has been professionally landscaped and is truly delightful, it is mainly laid to lawn with well-stocked shrubs and plants, hedges, a paved terrace and a summerhouse.

Location

Church Cottage is situated next to St Mary's church and is nestled away from the busy roads providing country living, yet has easy access to nearby towns and amenities. The nearest town being St Albans with an extensive choice of shopping, there is also shopping at London Colney with a selection of shops including Marks and Spencer, Boots and Sainsbury's. The nearby village of Brookmans Park is a quaint place with a fishmongers, butchers, Tealicious cake shop, choice of restaurants and The Brookmans bar and restaurant.

Local schools include St Mary's COE Primary, Brookmans Park Primary, Chancellor's and independent schools such as Haileybury, Queenswood and Heath Mount.







General

Local Authority: Welwyn Hatfield **Services:** Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band H Tenure: Freehold Guide Price: £1,600,000

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