



Church Cottage, North Mymms Park
North Mymms, Hertfordshire

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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.

Approximate Gross Internal Area 3703 sq ft – 344 sq m
 Basement Area 250 sq ft – 23 sq m
 Ground Floor Area 1936 sq ft – 180 sq m
 First Floor Area 1440 sq ft – 134 sq m
 Outbuilding Area 77 sq ft – 7 sq m



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

Sopers House

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