Hamptons

INTERNATIONAL



Bulls Lane, Welham Green, AL9

5 3 4

GUIDE PRICE

£1,350,000

(£1,350,000)

Property details



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Key features

- **5 bedrooms**
- **4 receptions**
- **Kitchen/breakfast room**
- **3 bath/shower rooms**
- **5118 sq ft**
- **0.65 acres**
- **South facing garden**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

An attractive Grade II Listed farmhouse with parts dating back to the 1640s. This delightful family residence provides bright, spacious accommodation ideal for today’s modern living requirements with flexibility for multi-generational living as required.The principal ground floor accommodation comprises four reception rooms, comprising triple aspect drawing room, double aspect dining and living rooms, and a sitting room. The kitchen/breakfast room, which is also double aspect offers an extensive range of fitted units and forms the heart of the home. From the kitchen is the spacious utility room/secondary kitchen with pantry and access to the downstairs wc. The first floor can be accessed by three staircases and comprises a main bedroom suite consisting of bedroom, dressing room and en-suite bathroom, four further bedrooms and a family bathroom and shower room.OutsideThe property is approached via a gated entrance leading to ample parking within a delightful courtyard, and a garage. A brick and timber barn can be utilised for further covered parking and the granary provides further useful storage. The beautifully landscaped gardens are south facing with a terrace extending along the rear of the property and leading to an extensive lawn interspersed by flower and shrub beds, numerous fruit trees and a variety of mature trees and shrubs to the borders. A summer house with decking provides a delightful spot to enjoy the garden view. Total plot 0.65 acres.SituationNestled in the Hertfordshire countryside, Welham Green is a charming and well-connected village that offers the perfect balance of rural tranquility and modern convenience. Popular with families, professionals, and commuters alike, with excellent transport links — including its own train station providing direct services to London King’s Cross in under 30 minutes. Nearby Brookmans Park boasts a selection of local shops, cafés, and traditional pubs, as well as nearby supermarkets and retail parks for added convenience. There are several highly regarded schools in the area, making it an attractive choice for families. Welham Green is also surrounded by green spaces, with picturesque walks, parks, and nature reserves right on the doorstep. Property Ref Number: HAM-58652







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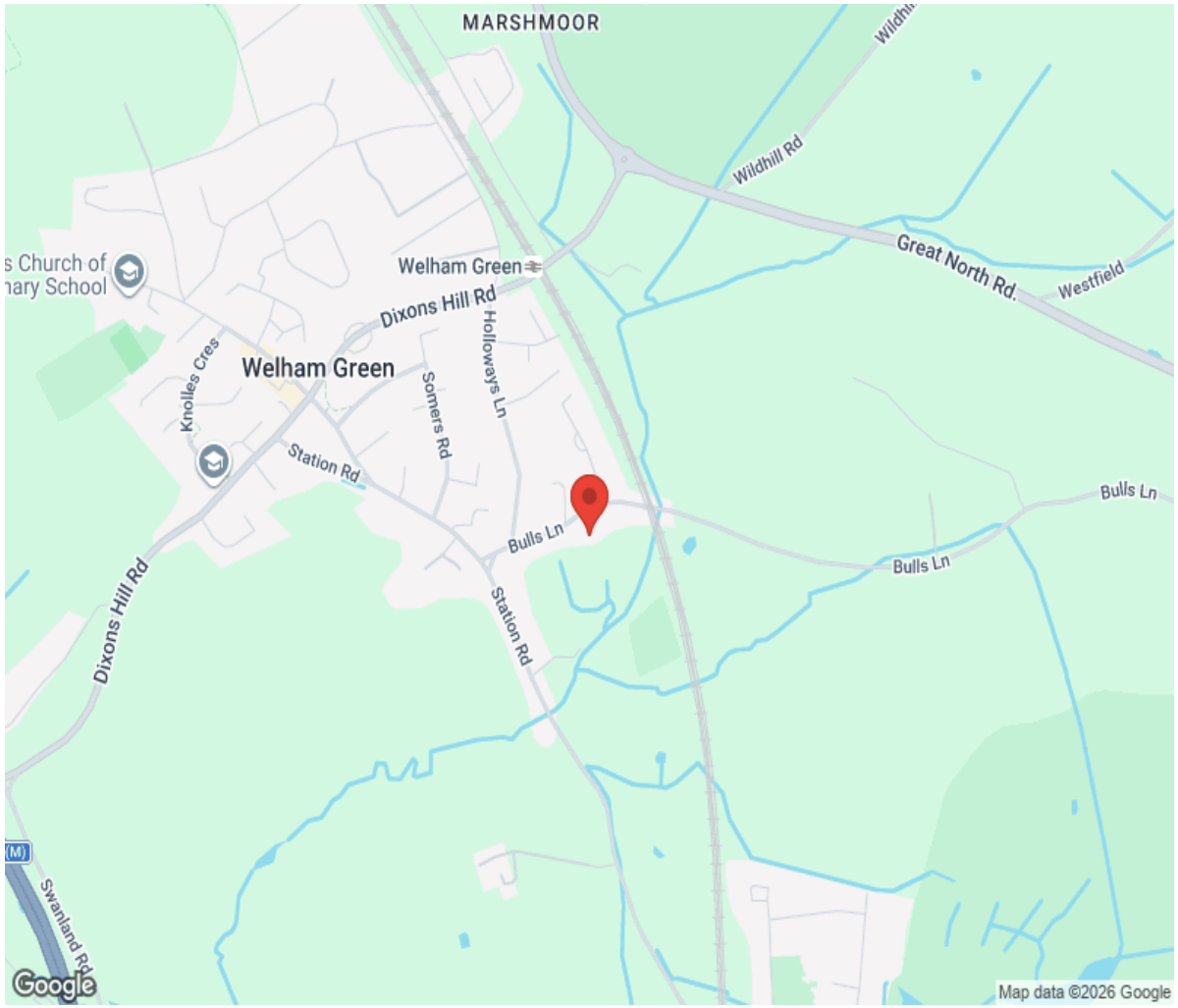
Floor plan



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Location





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