



The Maidens Head
67 High Street, Whitwell, Hertfordshire

A former public house in a sought-after village with a detached barn with planning permission.

A beautifully converted Grade II listed village property, with a wealth of character. The property features exposed timber beams and brickwork with attractive, décor and fittings, while outside there are thoughtfully landscaped, terraced gardens with views across the village and beyond. There is also a barn with planning permission for a three bedroom dwelling.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



BARN WITH PLANNING PERMISSION



0.461 ACRES



FREEHOLD



RURAL/VILLAGE



2,533 SQ FT



**GUIDE PRICE
£1,250,000**



The property

The Maidens Head is a thoroughly attractive property in the heart of the village of Whitwell. Dating from the 18th century, this Grade II listed building was once the village public house, and enjoys a central location in the village as well as handsome elevations and period features.

The home is entered through a welcoming family room with exposed wooden floorboards and a grand inglenook fireplace, featuring a smaller brick fireplace insert. Vertical timbers divide the drawing room from the sitting room, which offers further space in which to relax, also with wooden flooring and a splendid original fireplace. The well-proportioned kitchen features a bar as a nod to the former function of the building, as well as shaker-style units, a butcher's block island, a range cooker and a further fireplace. Additional living and entertaining space comes in the form of the modern extended dining room, with its full-height windows, sliding glass doors and skylights overhead, all welcoming plenty of natural light. There is one double bedroom on the ground level, which

benefits from an en suite bathroom, making it ideal as a guest bedroom. Upstairs there are a further four well-presented bedrooms, including the principal bedroom with its en suite shower room. The first floor also has a family bathroom.

Outside

The house is situated in a convenient village centre position and features a block-paved driveway at the front with plenty of parking space for residents and guests alike. Gated access at the side opens onto a further partially-completed parking area and leads to the detached barn with planning permission for conversion. The terraced gardens at the rear have been expertly landscaped and feature a patio area across the back of the property, raised, terraced railway sleeper beds and steps leading to the lawns beyond, which are terraced and divided by further railway sleeper beds with various shrubs. Beside the first level of lawn there is an area of composite decking with a hot tub.



Location

The property is in the small village of Whitwell, between the Hertfordshire towns of Hitchin and Harpenden. Whitwell has several useful everyday amenities, including a post office, village shop, doctor's surgery and several pubs. It is also home to St Paul's Walden Primary School.

A larger selection of shops, supermarkets, and leisure and entertainment facilities is available in Hitchin, just five miles away, while Harpenden, Welwyn Garden City and Luton are also all within easy reach. Welwyn North station is just over six miles away, and offers fast links to central London, running a regular service to London Kings Cross (20 minutes). The area is well connected by road, with the A1(M) less than five miles away.



Distances

- Hitchin 6.2 miles
- Harpenden 6.5 miles
- Luton 7.5 miles
- Stevenage 7.5 miles
- Welwyn Garden City 7.5 miles

Nearby Stations

- Stevenage
- Knebworth
- Hitchin
- Luton Airport Parkway
- Harpenden

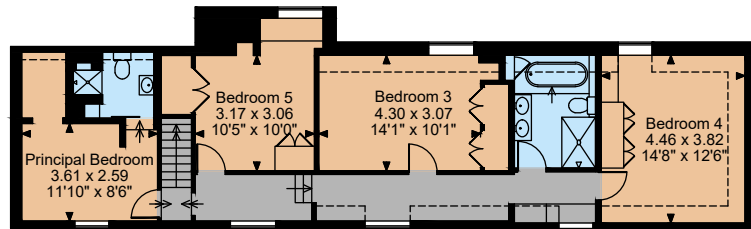
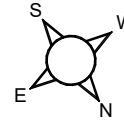
Key Locations

- Knebworth House
- Barton Hills National Nature Reserve
- Chiltern Hills National Landscape
- St. Albans (historic cathedral city)
- Hatfield House Park & Gardens
- Whipsnade Zoo

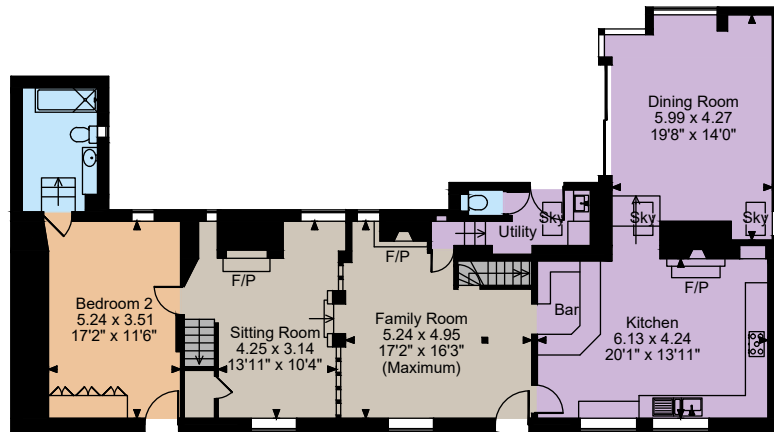
Nearby Schools

- St Paul's Walden Primary School
- Kimpton Primary School
- Breachwood Green Junior Mixed and Infant School
- Preston Primary School
- Codicote Church of England Primary School
- Woolenwick Junior School
- Woolenwick Infant and Nursery School
- North Hertfordshire College
- St Margaret Clitherow Roman Catholic Primary School
- St Ippolyts Church of England Aided Primary School

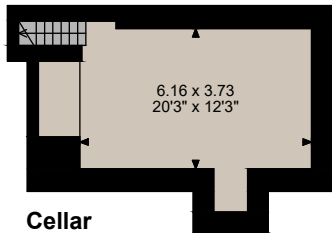




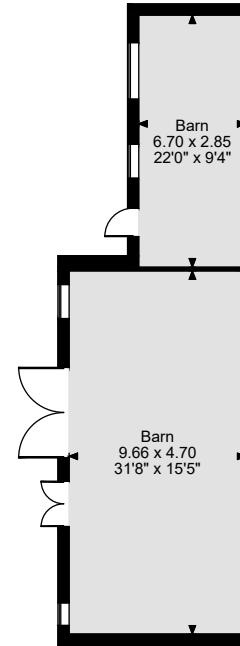
First Floor



Ground Floor



Cellar



Floorplans

House internal area 2,533 sq ft (235 sq m)

Barn internal area 697 sq ft (65 sq m)

Total internal area 3,230 sq ft (300 sq m)

For identification purposes only.

Directions

SG4 8AH

///What3words: hardly.older.dozed - brings you to the driveway

General

Local Authority: North Hertfordshire District Council

Services: Mains gas, electricity, water and drainage

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

EPC Rating: E

Council Tax: G

Wayleave and Easements the property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local Planning Authority. The planning reference is 23/01988/FP.

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

Denotes restricted head height

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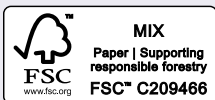
Harpenden

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