

# Barneswood

Harmer Green, Hertfordshire





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Welwyn train station 1.2 miles (Trains to London Kings Cross 34 minutes), Hertford 7 miles, St Albans 13 miles  
M25 14 miles, Stansted airport 28 miles, Heathrow airport 38 miles  
(Distances and times are approximate)

**An impressive country house set in beautiful  
mature gardens within 29 miles of London.**

**Accommodation**

**Ground floor**

Reception hall | Drawing room | Library | Sitting room | Family Room | Games room | Kitchen/ breakfast room  
Study | Bar | Laundry room | Boot room | Cellar

**First floor**

Principal bedroom suite with dressing room | Three further bedroom suites with sitting rooms | Guest suite

**Second floor**

Two bedrooms | Two sitting rooms | Large family room | Family bathroom

**Cottage**

Two bedrooms | Kitchen | Sitting room | Bathroom

**Outside**

Predominantly lawned gardens | Woodland | Pond | Tennis court | Extensive outbuildings | Workshop | Garages

**All in about 18.5 acres**

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## Situation

Barneswood House is situated in Harmer Green between the pretty villages of Tewin and Digswell. The local train station, Welwyn North (located just over a mile away) provides trains taking approximately 34 minutes into Kings Cross, therefore the area is ideal for those wishing to commute. The historic city of Saint Albans is 13 miles away with excellent rail links into London Kings Cross also. The county town of Hertford is also 7 miles away. Extensive shopping facilities, including a John Lewis and Waitrose, are close by in Welwyn Garden City (2.7 miles). Junction 6 of the A1(M) is within 2 miles.

The famous Michelin star restaurant Auberge du Lac is located at nearby Bocket Hall as is a private championship golf course. There are miles and miles of open countryside walks to explore locally. The area is well served by reputable junior and senior schools in Wheathampstead, St Albans, Harpenden, and Welwyn including Sherrardswood school and Haileybury. Harmer Green is a much sought-after hamlet lying approximately 1 mile to the east of Welwyn village.





## Barneswood House

Barneswood House is an impressive and well-maintained family home, originally constructed in 1902 for Charles Behr. The house was later sold to Sir William Acland, First Baronet and High Sheriff of Hertfordshire, in the 1920's. Refurbished by the current owners, yet still displaying a wealth of original features, the original house was designed with three wings; the fourth being built later, to enclose the central courtyard. The house is built from attractive red brick set at the end of a beautiful gravelled driveway, enjoying views over its own grounds, surrounded by mature trees.

The house is entered through a lobby and large reception hall, with barrel vaulted ceiling. Large archways span the length of the corridor with traditional corniced ceilings and cross patterned wooden flooring. The library is accessed from the hallway with stunning wood panelled walls, open fireplace, high ceilings and bay window. The sitting room and drawing room are lovely light and well-proportioned rooms with delightful views over the gardens. In the heart of the house is an amazing interior courtyard with seating area and balcony, completely enclosed by the walls of the house.

The family room is nearest to the kitchen and enjoys magnificent ceiling heights, a stunning inglenook fireplace and large bay window. The extensive kitchen/breakfast room is very well equipped with AGA and large marble top island made by Mark Wilkinson. Beyond is the games room with access to the bar with seating area as well as the laundry and boot room. A commercial fire alarm is installed throughout the house.

The traditional wooden staircase with panelled walls and open fireplace leads to the first floor landing. The principal bedroom is well proportioned and has access to a large balcony. There is also a spacious ensuite with Jacuzzi bath. There are a further four bedrooms on the first floor, two with very large connected living spaces and small kitchenettes, one of which could be ideal as an integral flat for staff or grandparents.

The recently fully refurbished second floor has two further bedrooms with a family bathroom and separate sitting areas for each bedroom. There is also an extensive converted attic space ideal for recreational or entertainment use.

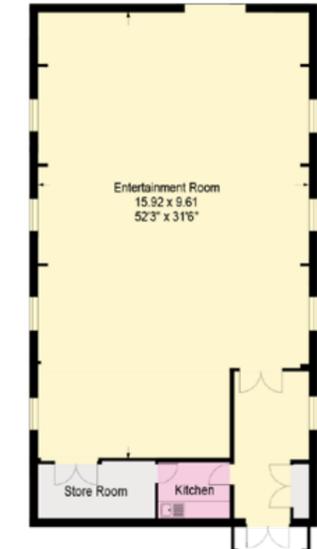








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



**Approximate Gross Internal Floor Area**  
**Main House: 1,129 sq m / 12,153 sq ft**  
**(Inc Workshop- Excluding Cellar)**  
**Cottage: 67 sq m / 721 sq ft**  
**Entertainment Room: 173 sq m / 1,862 sq ft**  
**Garages & Stores: 52 sq m / 560sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Gardens and grounds

The magnificent gardens and grounds have been well maintained and offer a mixture of wildflower areas and amazing mature specimen trees, in grounds extending to around 18.5 acres. The house is surrounded by extensive formal lawns, with a tennis court and pond. A belt of woodland surrounds the whole grounds, providing privacy and seclusion. There is ample parking space in front of the house.

The cottage, which is positioned to the rear of the house, provides two bedrooms, sitting room, bathroom and a kitchen.

There are two single bay garages, a large former lecture theatre which makes an ideal entertaining room and has potential to be converted into an indoor swimming pool. A workshop, log store and brick built kennels complete an extensive range of outbuildings.





