



The Bellbrook

White Lodge Farm, Bulls Lane, Brookmans Park AL9

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An Exceptional 5-Bedroom Family Home with Equestrian Potential.

Set within 1.15 acres of private grounds with an additional 3.5-acre paddock.

Tucked away behind secure electric gates and surrounded by beautiful countryside, this luxurious and substantial five-bedroom residence offers the perfect blend of refined semi-rural living and modern convenience. With over 1.15 acres of gardens, a versatile outbuilding, and a further 3.5-acre paddock, this is a rare opportunity for families and equestrian enthusiasts alike.

Previously granted planning permission for a stable block with barn and tack room, the property is ideally suited to those seeking a country lifestyle with space for horses or other outdoor pursuits.

Upon entering through the storm porch, you are welcomed by a spacious entrance hall featuring two guest cloakrooms and a beautiful turning oak staircase. Double doors lead into the elegant sitting room, which flows seamlessly into a triple-aspect dining area and the stunning open-plan kitchen/family room.

The kitchen has been fitted with bespoke cabinetry, Quartz worktops, high-end integrated appliances, and stylish tiled flooring. There is ample space for a breakfast table and relaxed seating area – perfect for modern family life. Sliding glass doors open onto the rear terrace, creating a wonderful indoor-outdoor entertaining space during the warmer months.

Also on the ground floor is a luxurious principal bedroom suite, complete with a dressing room and a well-appointed en-suite bathroom. A separate utility room adds further practicality.

Upstairs, a spacious galleried landing leads to four additional bedrooms, all enjoying attractive views over the gardens and grounds. One bedroom benefits from its own en-suite, while the large family bathroom offers luxury living at its finest, featuring a walk-in shower, freestanding bath, twin basins set into elegant cabinetry, a toilet, and bidet.

The generous outbuilding is currently configured as offices, storage, and a workshop, and is fully serviced with water, electricity, and drainage. With the appropriate permissions, it could easily be converted into a self-contained annexe or even a separate dwelling – ideal for multigenerational living or guest accommodation.

The formal grounds span 1.15 acres, incorporating expansive lawns, a paved and timber terrace for outdoor dining, and established borders. A timber gate leads to the adjacent 3.5-acre paddock. There has also been prior planning approval to create a fishing lake – a unique feature for those seeking leisure and lifestyle amenities.



Location - This tranquil country home is situated along a quiet lane on the northern fringe of Brookmans Park, between Welham Green and Bell Bar. Despite its peaceful setting, it remains conveniently close to local amenities. Brookmans Park village centre and its mainline railway station – with direct services to London King's Cross and Moorgate – are just a short drive away. The nearby towns of Potters Bar and St Albans provide a broader range of shopping, dining, and leisure facilities.



THE
BELLBROOK



































Local Authority:
Welwyn & Hatfield
Council Tax Band: D
FREEHOLD

Approximate Gross Internal Area 3735 sq ft - 346 sq m

Ground Floor Area 1811 sq ft – 168 sq m

First Floor Area 1102 sq ft – 102 sq m

Outbuilding Area 822 sq ft – 76 sq m

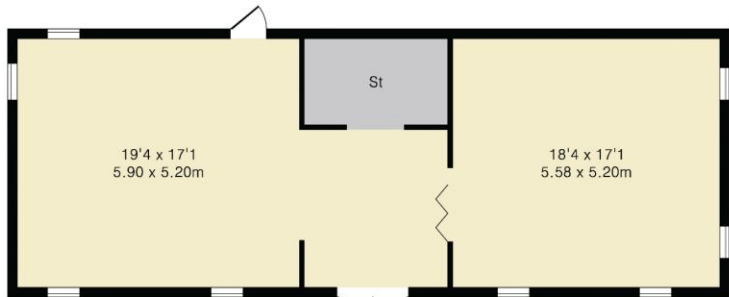


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C 76 C



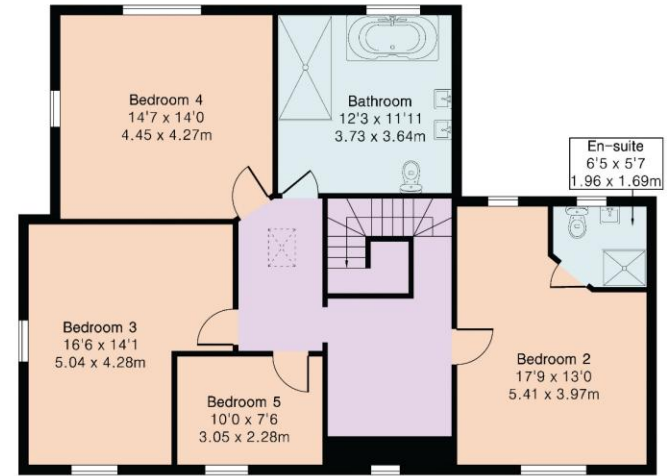
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Outbuilding



Ground Floor



First Floor



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