



Spinners

Bulls Lane, Brookmans Park AL9

# Spinners

## Bulls Lane, Brookmans Park AL9 7AZ

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Positioned behind established hedging and trees on a plot approaching a quarter of an acre, Spinners is an impressive detached home offering generous proportions, privacy and significant scope for enhancement within an attractive semi-rural environment.

The property presents an exciting opportunity for purchasers looking to modernise and shape a substantial house around their own tastes and requirements, creating a bespoke family home for years to come.

Spanning in excess of 3,300 sq ft across two levels, the accommodation is both extensive and flexible in its current configuration. There are six bedrooms in total, with five located on the first floor — each benefitting from its own en-suite shower room, a rare and highly practical arrangement that lends itself well to family life and visiting guests.

A variety of reception rooms provide adaptable living and entertaining space, with both formal and informal areas to suit changing needs. A sizeable conservatory enhances the ground floor, drawing in natural light and enjoying outlooks over the surrounding gardens. The existing footprint offers clear potential for reconfiguration, contemporary updating or enlargement, subject to the necessary planning permissions.

Outside, the wraparound gardens create a pleasing sense of privacy and openness. The swimming pool, while now requiring attention, offers the chance to reinstate a striking leisure feature or redesign the space entirely to suit modern outdoor living.

In addition, a self-contained annexe provides valuable ancillary accommodation, ideal for extended family, independent guests, workspace or a variety of alternative uses.

Although refurbishment is required throughout, the property stands as a rare opportunity to secure a home of this size and setting with the freedom to personalise extensively.

Available with no onward chain, Spinners offers buyers the chance to acquire a substantial residence with genuine potential in a sought-after location.











































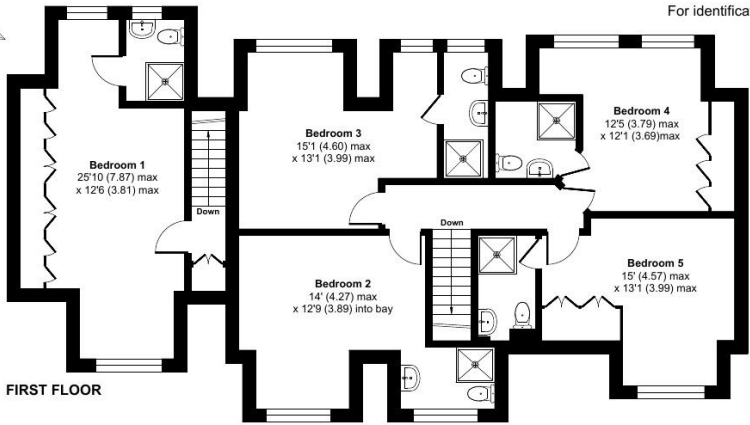
# Bulls Lane, Brookmans Park, Hatfield, AL9

Approximate Area = 3303 sq ft / 306.8 sq m

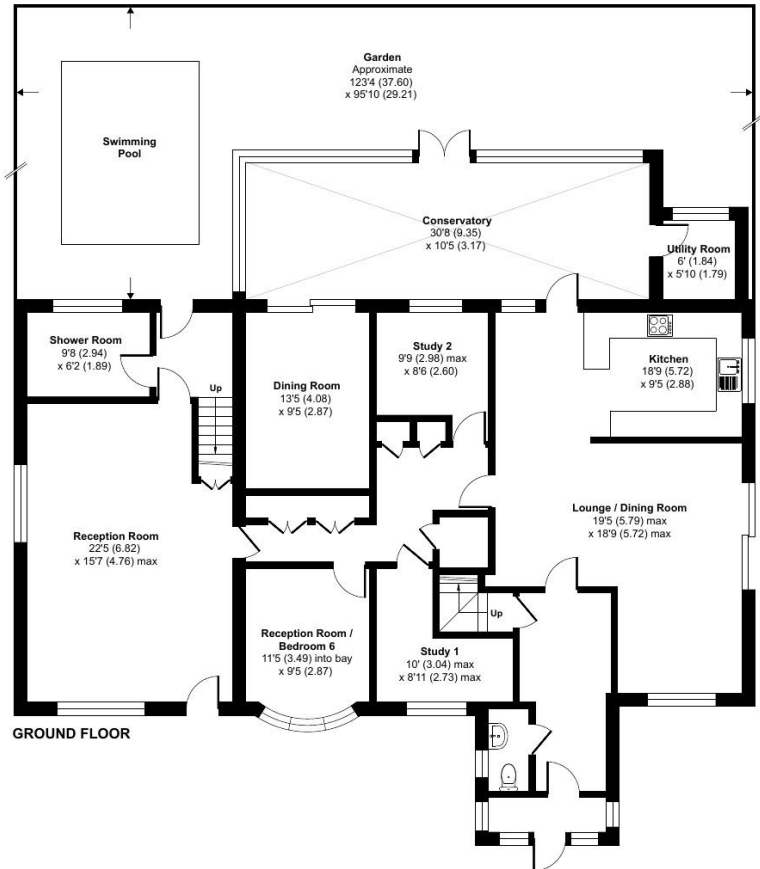
For identification only - Not to scale



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.







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