



B E E C H O L M E

W E L W Y N



BEECHOLME

WELWYN

Beecholme is an exciting and sympathetically refurbished period property lovingly crafted to provide eleven individual apartments, each constructed to the highest of specification and situated on the fringe of Welwyn Village.





Built in 1902, The Queen Victoria Memorial Hospital was opened to its first patients in May and had the air of a large Edwardian house with further extensions added in 1912 and 1921. The hospital served many local residents and incorporated modern-day facilities such as an operating theatre recovery room. Local GPs gave their time and expertise for free.

In 1924 work started on a new and larger hospital closer to Welwyn Village in School Lane.

Fast forward to 2018 and our client seized upon an opportunity to refurbish and bring the building back to life.

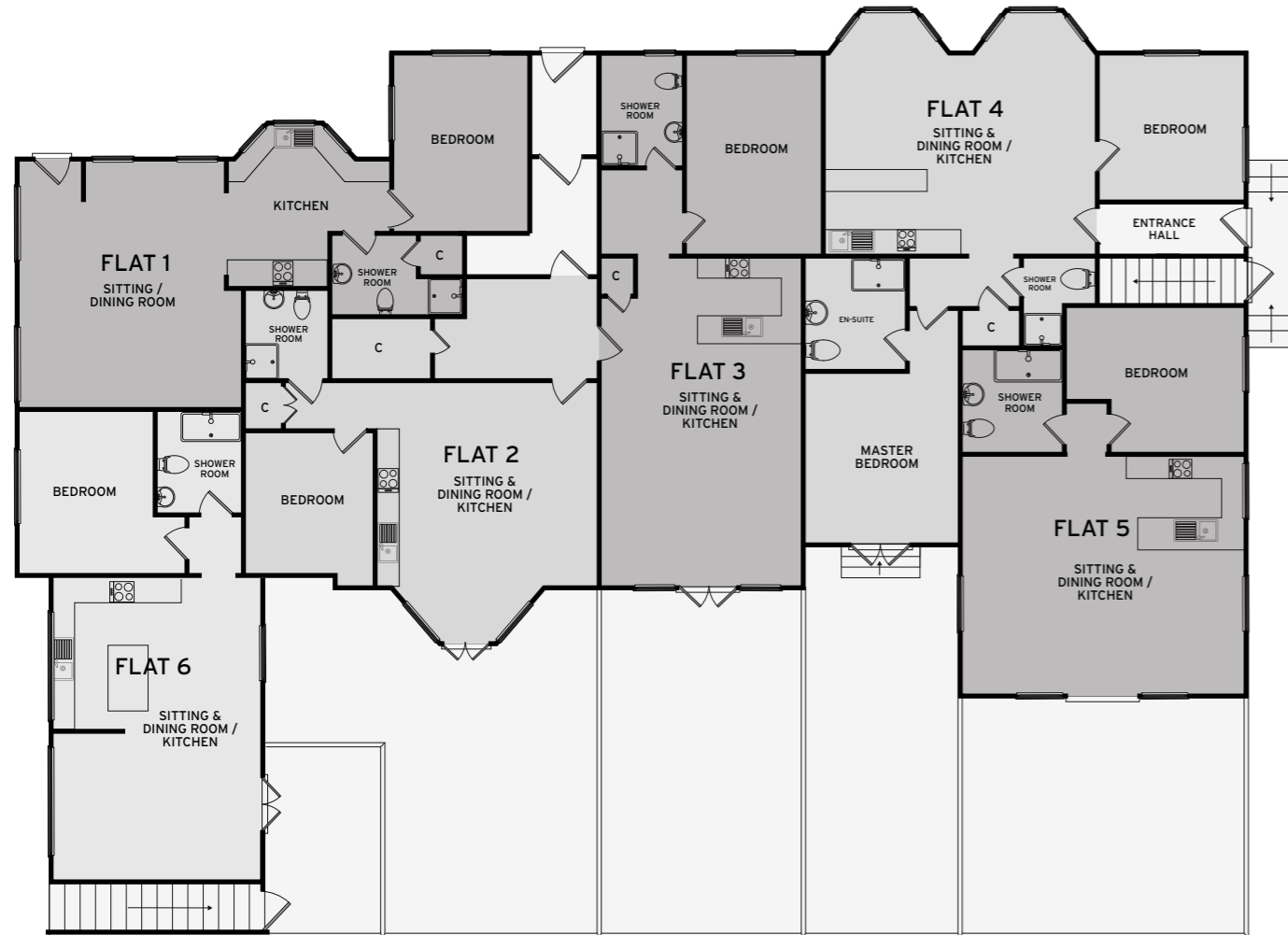
Consulting with local builders and architects, Mr Costaschuk set out to restore the original building, adding modern additions to create eleven exceptional apartments that form the Beecholme of today.

Beecholme is located in the sought-after village of Welwyn offering extensive amenities, including independent shops, bakers and Tesco Express, restaurants, pubs and a doctor's surgery.

Welwyn is steeped in history and retains the Welwyn Roman Baths and St Mary's Church which dates back to Saxon times. Most transportation links are close by with easy access to A1(M) junction six and Welwyn Garden City mainline station (London Kings Cross 21 minutes by fast train).

Codicote is also within easy reach and, similar to Welwyn, offers several independent shops and restaurants that cater for everyday needs.

GROUND FLOOR PLAN



MEASUREMENTS

PLOT 1 - ONE BEDROOM APARTMENT

Sitting / Dining Room	18.7' x 16.6' / 5.7m x 5.1m
Kitchen	11.1' x 12.0' / 3.6m x 3.7m
Bedroom	12.10' x 9.7' / 3.9m x 2.9m

PLOT 2 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen	19.11' x 16.11' / 6.1m x 5.1m
Bedroom	11.0' x 9.3' / 3.35m x 2.9m

PLOT 3 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen	25.1' x 14.6' / 7.6m x 4.4m
Bedroom	14.10' x 9.3' / 4.5m x 2.8m

PLOT 4 - TWO BEDROOM APARTMENT

Sitting & Dining Room / Kitchen	17.6' x 21.3' / 5.3m x 6.5m
Master Bedroom	17.9' x 10.1' / 5.4m x 3.3m
Bedroom	10.9' x 10.2' / 3.3m x 3.1m

PLOT 5 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen	18.1' x 21' / 5.5m x 6.4m
Bedroom	11.3' x 13' / 3.4m x 4.0m

PLOT 6 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen	22.1' x 15.3' / 6.95m x 4.6m
Bedroom	12' x 12.4' / 3.65m x 3.75m

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

FIRST FLOOR PLAN



MEASUREMENTS

PLOT 7 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen

21.4' x 15.4' / 6.5m x 4.7m

Bedroom

11.3' x 10.4' / 3.4m x 3.2m

PLOT 8 - TWO BEDROOM APARTMENT

Sitting & Dining Room / Kitchen

15.1' x 26.8' / 4.6m x 8.1m

Master Bedroom

11' x 15.11' / 3.4m x 4.9m

Bedroom

8' x 14.3' / 2.4m x 4.4m

PLOT 9 - TWO BEDROOM APARTMENT

Sitting & Dining Room / Kitchen

21.4' x 15.1' / 6.5m x 4.6m

Master Bedroom

11.1' x 15.3' / 3.4m x 4.7m

Bedroom

9' x 16.4' / 2.7m x 4.9m

PLOT 10 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen

14.4' x 28.5' / 4.4m x 8.6m

Bedroom

18.2' x 10.6' / 5.5m x 3.2m

PLOT 11 - ONE BEDROOM APARTMENT

Sitting & Dining Room / Kitchen

18.1' x 21.1' / 5.5m x 6.4m

Bedroom

11.6' x 13' / 3.5m x 3.95m

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SPECIFICATION

KITCHEN

- Contemporary "Scot Grey" kitchens with Quince Stone worktops
- Essentials ESHWD integrated washer dryer
- Bosch HHF113B20B single oven
- Bosch PUE611BF1B induction hob
- Bosch SPV2HKX39G 450 slimline integrated dishwasher
- Essentials ESH7030FF 70/30 split fridge freezer
- CDA ECN62SS 600mm flat glass chimney hood
- Essentials Pitone tap in chrome with graphite grey hose
- Essentials E25UM2REV 1.5 bowl under-mount sink in stainless steel

BATHROOM

- Holly concealed shower valve
- Vellamo slimline rainwater round shower head
- 40mm cast stone shower tray
- Tissino wall hung vanity unit
- Bristan Ertz mono-block basin tap
- Grohe floating toilet system
- Porcelain tiled walls and floors

- Underfloor heating
- Backlit bathroom mirror with infrared sensor

FLOORING

- Engineered hardwood flooring throughout

HEATING

- Rointe Rome hot water cylinder
- Contemporary Adax neo panel heaters

EXTERIOR

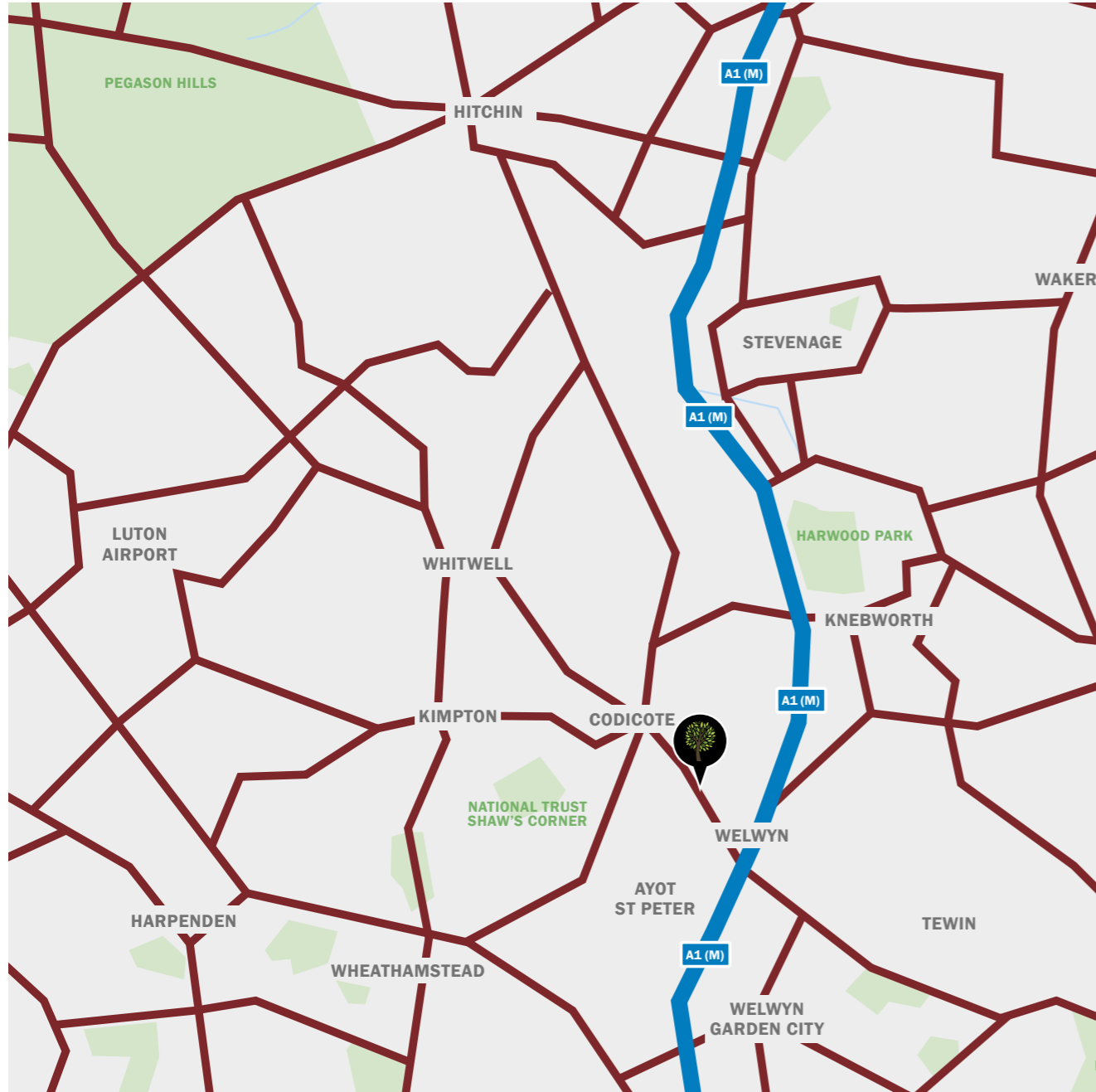
- Private terraces to plots 2,3,4,5 & 6
- Exterior lighting
- Landscaped communal gardens with Gabion retaining walls
- Allocated parking for one car
- Electric charging points to each parking space
- Block paved driveway
- Acoustic double glazing

IT

- BT, CAT6 cabling and Sky connections to individual apartments



LOCATION



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TRAIN

- Welwyn North Station..... 2.5 miles
 - Finsbury Park..... 28 mins
 - Kings Cross 37 mins
- (Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria along with short walk to St Pancras)*

ROADS

- A1 Junction 6 1 mile
- M1 Junction 9 11.6 miles
- M25 Junction 22 11.8 miles

AIRPORTS

- Luton Airport 10.5 miles
- Stansted Airport..... 27.5 miles

NEAREST SCHOOLS

- Welwyn St Mary's Primary School 1.3 miles
- Monks Walk Secondary School 2.6 miles



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