

## LEMSFORD MEWS



*3 Bedroom Superior Homes*  
in the picturesque village of Lemsford, AL8 7TN

**Lanes**  
EXCLUSIVE HOMES

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The site of the former Long Arm & Short Arm pub has been a feature of Lemsford Village life for well over a century.



Nearby Brocket Hall and its parkland provide beautiful walks, fine dining, and a glimpse of local heritage.

## History of The Site

### What used to be here?

The site of the former Long Arm & Short Arm pub has been a feature of Lemsford Village life for well over a century. Its unusual name has long intrigued visitors – some say it referred to the two roads leaving the village, one long and one short, while others link it to an old river gauge on the nearby Lea.

Originally a modest cottage and blacksmith's workshop dating back to the 18th century, it became a licensed beer house in the 1870s, serving generations of locals and travellers alike.

By the late 19th century, it was part of McMullen's Brewery, and through the 20th century remained a much-loved community hub.



Images property of Lemsford Local History Group.



## The Local Area

### A picturesque historic setting

Lemsford Village is one of Hertfordshire's most picturesque and historic settings – a charming conservation village lying just west of Welwyn Garden City. Centred around its traditional green, church, and riverside pub, Lemsford retains a true sense of rural community while being only minutes from town amenities and excellent transport links.

The River Lea meanders through the village and the nature reserve Lemsford Springs is a stone's throw away, a vital sanctuary for rare birds, adding to its tranquil character.

Despite its peaceful countryside atmosphere, Lemsford is ideally placed for modern living – with Welwyn Garden City station offering direct trains to London, and easy access to the A1(M), M25, and surrounding Hertfordshire countryside.



Lemsford Village is a location that perfectly balances heritage, nature, and convenience – a timeless village at the heart of a thriving region.



Families in Lemsford Village benefit from an excellent choice of schools, combining the charm of a rural setting with the convenience of nearby educational opportunities.

## Excellent Choice of Schools

The village itself is home to Lemsford Church of England Primary School, a well-regarded village school with a strong community ethos and a focus on nurturing each child's potential. Just a short drive away, Applecroft School and Homerswood Primary and Nursery School in Welwyn Garden City are both highly rated, offering outstanding primary education options.

For older students, Stanborough School, Monk's Walk School, and Ridgeway Academy provide quality secondary education within easy reach. The area is also well served by respected independent schools, including Sherrardswood School, Haileybury, and Queenswood School for Girls, all offering excellent academic and extracurricular opportunities.



With such a strong selection of both state and independent options close by, Lemsford is ideally placed for families seeking exceptional education in a welcoming and picturesque setting.



For shopping and services, residents can easily access Welwyn Garden City, just a short drive away, which provides high street stores, supermarkets, boutique shops, cafes, and restaurants.



## Out & About

Lemsford Village and the surrounding area offer a delightful mix of everyday conveniences and leisure opportunities; all set within Hertfordshire's picturesque countryside. Local essentials are within easy reach in Lemsford itself, with charming village shops and traditional pubs such as the Sun Inn adding to the welcoming community atmosphere.

For leisure and recreation, the village is surrounded by scenic walking and cycling routes along the River Lea, Brocket Hall Park, and the wider Hertfordshire countryside. Outdoor enthusiasts can enjoy golf at the prestigious Brocket Hall Golf Club, as well as nearby equestrian centres and water sports along the river. Popular local dining spots such as The Crooked Chimney provide excellent options for relaxed meals and socialising.

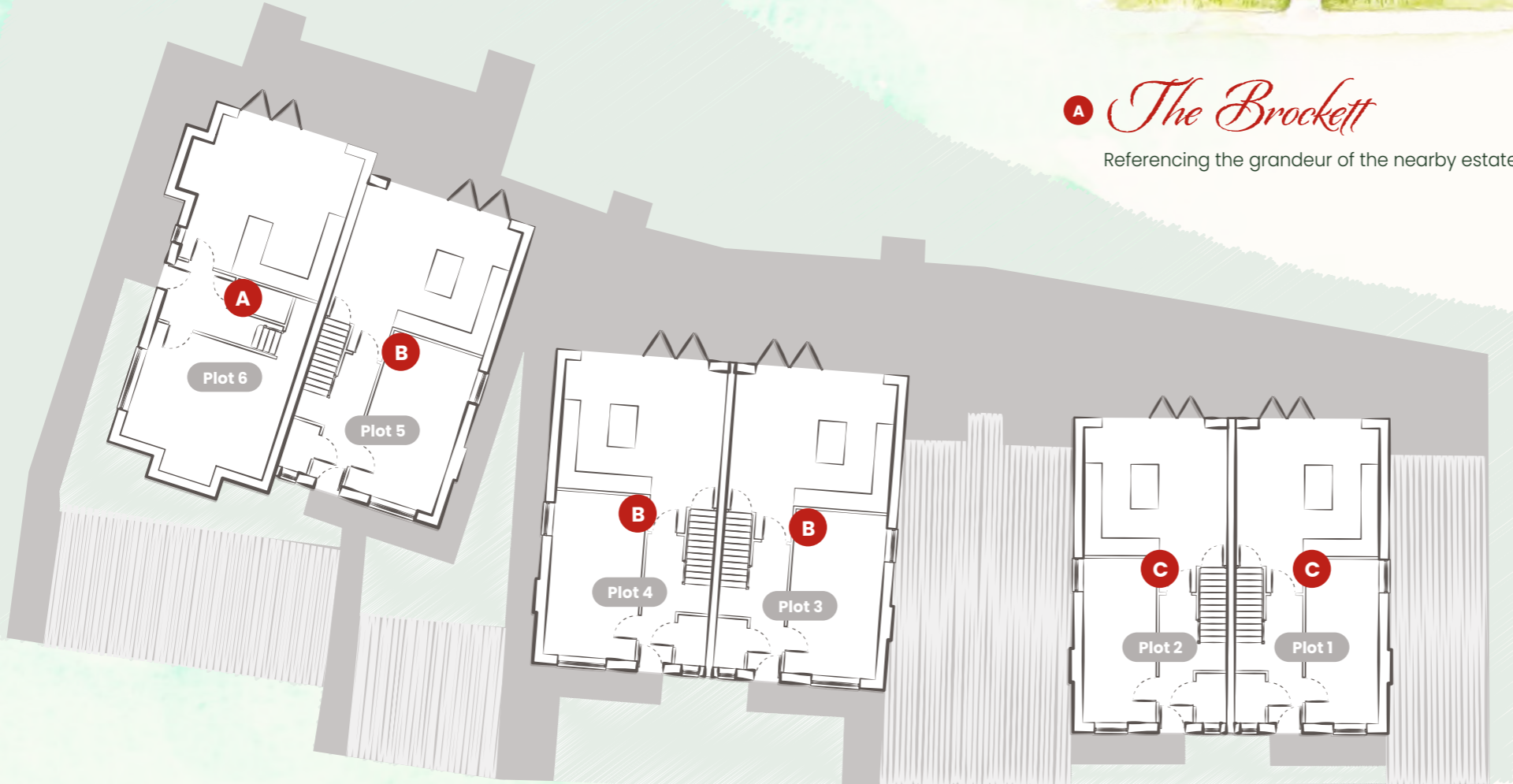
Lemsford also benefits from excellent connectivity. Welwyn Garden City railway station is just a five-minute drive away, providing fast services to London St Pancras in approximately 21 minutes—ideal for commuters. The vibrant town centre of Welwyn Garden City also offers a wide range of amenities, including John Lewis and Waitrose, alongside restaurants, cafés, and seasonal events.



Whether you enjoy relaxed countryside walks, exploring historic estates, or a lively café culture, Lemsford combines tranquility with easy access to everything you need for modern living.

**LEMSFORD MEWS**

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Formerly the site of *The Long Arm & the Short Arm* pub. Set close to *Brocket Hall*, the setting shares in the area's rich rural and social heritage.

**House types**

Today, as it begins a new chapter with six bespoke homes, the development celebrates the enduring character and village spirit that have defined this corner of Hertfordshire for generations.



**A** *The Brockett*

Referencing the grandeur of the nearby estate.



**B** *The Millhouse*

Reflecting Lemsford's riverside and rural heritage.



**C** *The Lea*

Inspired by the River Lea's scenic surroundings.

**A** *The Brockett*  
Perfect for modern family life



**Ground Floor**

Kitchen / Breakfast Room  
5.37m x 5.38m (17 ft 7 in x 17 ft 8 in)

Living Room  
5.37m x 4.31m (17 ft 7 in x 14 ft 2 in)

WC  
2.07m x 1.05m (6 ft 9 in x 3 ft 5 in)

Store  
0.85m x 2.25m (2 ft 9 in x 7 ft 5 in)

**First Floor**

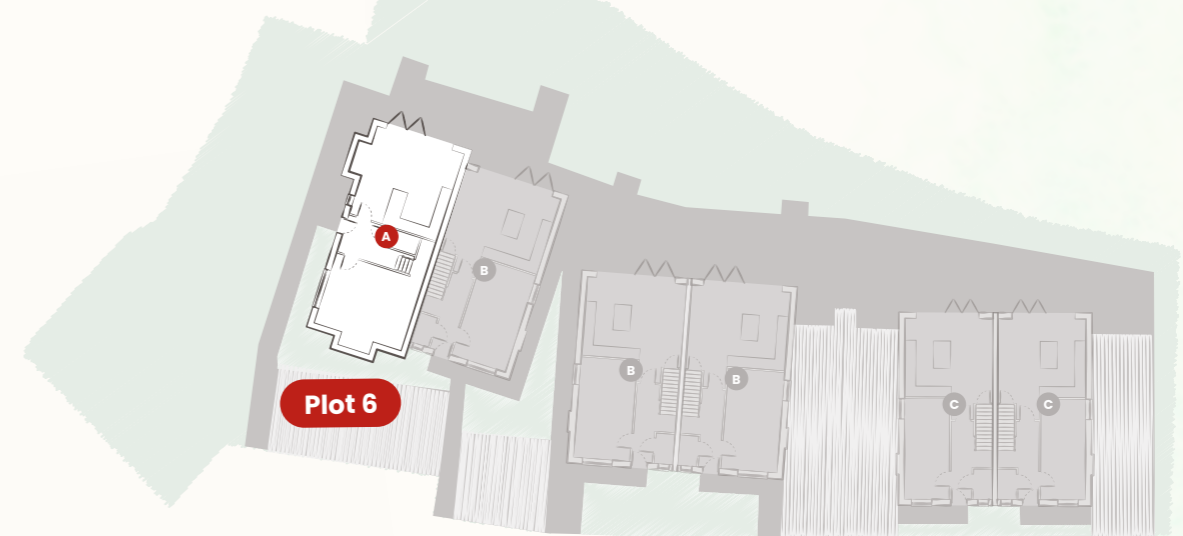
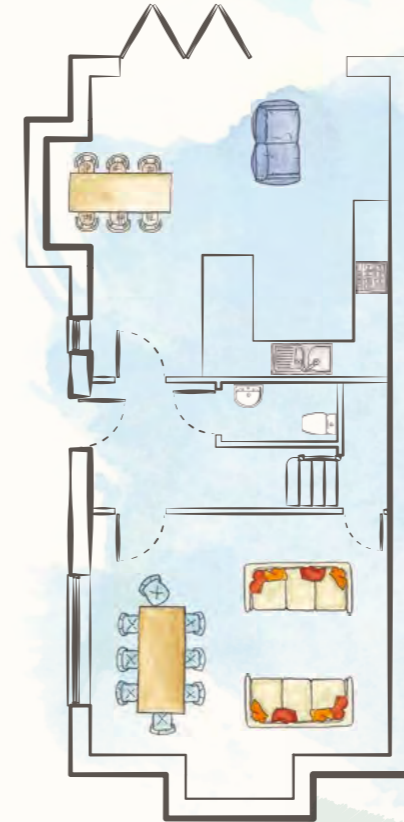
Master Bedroom  
3.26m x 4.31m (10 ft 8 in x 14 ft 2 in)

Bedroom 2  
2.66m x 4.30m (8 ft 9 in x 14 ft 1 in)

Bedroom 3  
2.60m x 4.30m (8 ft 6 in x 14 ft 1 in)

Bathroom  
2.00m x 2.40m (6 ft 7 in x 7 ft 10 in)

Total: 137.88m<sup>2</sup>  
(1484.14 sq.ft)



The largest and most distinguished home in the collection, The Brockett offers expansive, luxurious living spaces designed for modern family life. The ground floor features a stunning rear kitchen-diner with an additional sitting area, a large living room, and a convenient downstairs WC.

Upstairs, the home offers two generous double bedrooms, a family bathroom, and a spacious master suite complete with en-suite and walk-in wardrobe, creating a serene private retreat. The Brockett combines elegance, space, and functionality for those seeking a truly exceptional home.

Please note: This information is indicative only. Floor plan illustrations may vary by development and by individual home.

**B** *The Millhouse*  
Generous, well-planned living spaces



**Ground Floor**

Kitchen / Breakfast Room  
5.85m x 4.97m (19 ft 2 in x 16 ft 4 in)

Living Room  
3.32m x 5.93m (10 ft 11 in x 19 ft 5 in)

WC  
1.1m x 1.8m (3 ft 7 in x 5 ft 11 in)

Store  
1m x 1.52m (3 ft 3 in x 5 ft 0 in)

**First Floor**

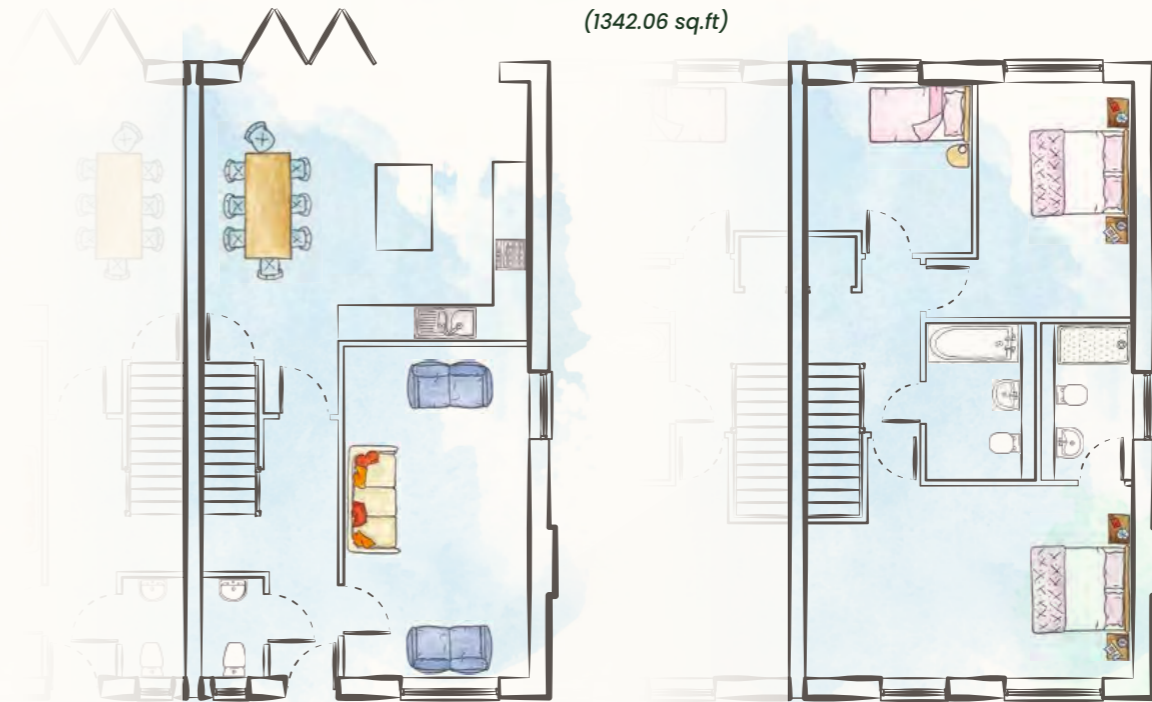
Master Bedroom  
5.86m x 3.45m (19 ft 3 in x 11 ft 4 in)

Bedroom 2  
2.78m x 4.21m (9 ft 1 in x 13 ft 10 in)

Bedroom 3  
2.98m x 3.06m (9 ft 9 in x 10 ft 0 in)

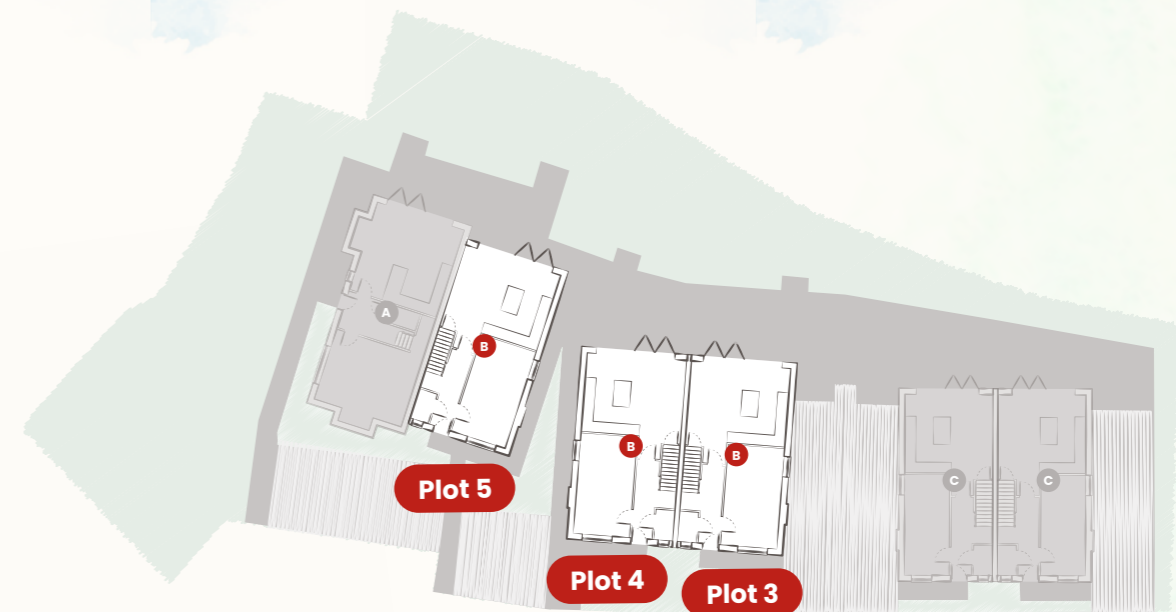
Bathroom  
1.95m x 2.81m (6 ft 5 in x 9 ft 3 in)

Total: 124.68m<sup>2</sup>  
(1342.06 sq.ft)



A 3-bedroom home with generous, well-planned living spaces. The ground floor features a welcoming entrance hall, downstairs WC, spacious kitchen-diner, and a light-filled rear living area ideal for entertaining.

Upstairs, there is a comfortable double bedroom, a single bedroom, a family bathroom, and a luxurious master suite with en-suite. The Millhouse combines classic charm with practical, stylish living for growing families.



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# **C** The Lea

Charming and thoughtfully designed



## Ground Floor

Kitchen / Breakfast Room  
5.18m x 4.99m (17 ft 0 in x 16 ft 4 in)

Living Room  
2.64m x 5.93m (8 ft 8 in x 19 ft 5 in)

WC  
1.10m x 1.80m (3 ft 7 in x 5 ft 11 in)

Store  
1m x 1.32m (3 ft 3 in x 4 ft 4 in)

## First Floor

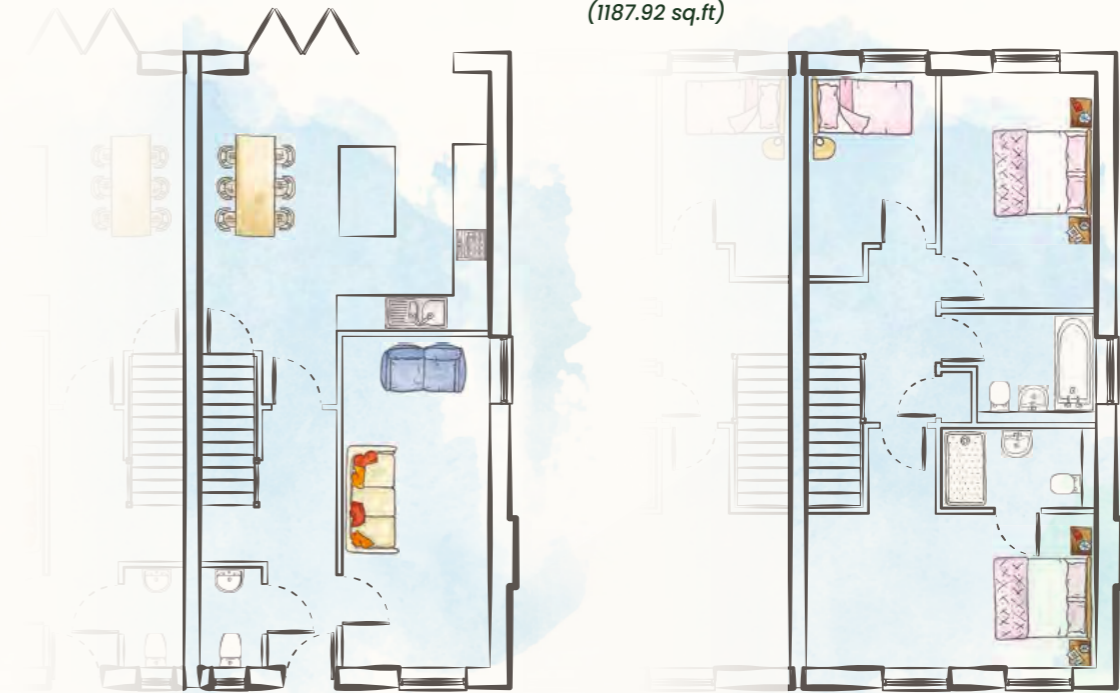
Master Bedroom  
5.18m x 2.77m (17 ft 0 in x 9 ft 1 in)

Bedroom 2  
2.78m x 4.21m (9 ft 1 in x 13 ft 10 in)

Bedroom 3  
2.29m x 3.65m (7 ft 6 in x 12 ft 0 in)

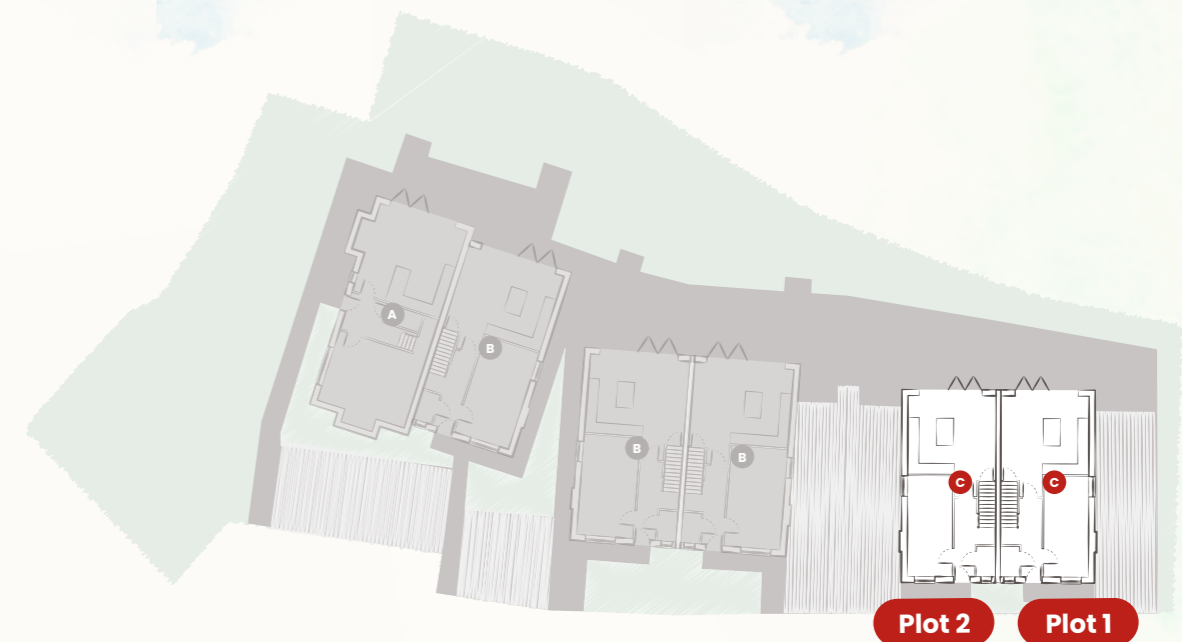
Bathroom  
2.77m x 1.95m (9 ft 1 in x 6 ft 5 in)

Total: 110.36m<sup>2</sup>  
(1187.92 sq.ft)



A charming and thoughtfully designed 3-bedroom home, The Lea offers a perfect balance of style and practicality. The ground floor features a welcoming entrance hall, convenient downstairs WC, a modern kitchen-diner, and a bright rear living area.

Upstairs, you'll find a comfortable double bedroom, a single bedroom, a family bathroom, and a luxurious master suite with en-suite, providing a peaceful retreat. Ideal for modern family life, The Lea combines functionality with elegant living spaces.



Please note: This information is indicative only. Floor plan illustrations may vary by development and by individual home.

# Specifications

## Interior

- Premium staircase with matching caps and handrail
- Deanta 5-panel oak veneered doors throughout
- 100mm white pencil rounded skirting boards
- 70mm white pencil rounded architrave
- Satin white-painted window sills
- luxury vinyl tile (LVT) throughout ground floor (colour options available to choose from subject to build stage)
- 80/20 country twist carpet within living room, and bedrooms (\*colour options available to choose from subject to build stage)
- Vinyl within bathroom and en-suite (\*colour options available to choose from subject to build stage)

## Exterior

- Composite front door (\*colour options available to choose from subject to build stage)
- PVC-U white windows
- White Aluminium bi-folding patio doors
- Soft landscaping enhancing the external areas of the property
- Stylish engineered block retaining walls and steps in the gardens
- Paving slabbed pathways and patios
- Block paved driveways

## Electrics

- Wall-mounted EV car charging point for electric vehicles
- Fiber connectivity ensuring high speed internet access throughout each home
- A stylish combination of pendant and white spotlights throughout each home
- Smoke alarms installed for peace of mind and safety
- Bluetooth ceiling speakers within kitchens
- USB/USB-C plug sockets in certain locations i.e. kitchen and bedrooms

## Bathroom

- White bathroom suites with low-profile shower trays
- Stylish vanity units with large storage space
- Splash back to sink, and full height tiles around the bath and shower enclosure
- Splash back to basin in downstairs cloakroom
- A selection of wall tiles to choose from subject to build stage

## Kitchen

- A shaker 5-piece style kitchen (colour options to choose from subject to build stage)
- A mix of knob and cup handles in brushed nickel
- Traditional cornice and pelmets included
- Glass splash back to sink and hob area
- Quartz worktops and up-stands
- 1.5 bowl composite sink with chrome mixer tap
- Cutlery insert drawers
- AEG 90cm built in double oven
- AEG induction hob
- AEG cooker hood
- AEG integrated dishwasher
- AEG integrated fridge freezer 60/40
- AEG integrated washer dryer

## Heating

- Samsung Monobloc air source heat pump with tank system
- Samsung heating controls
- Underfloor heating to ground floors
- White enamel finish radiators with black towel rails in first floor bathrooms.



*\*Early reservations can benefit from amending specifications to suit your needs - subject to build stage. Price changes may occur dependent on desired specifications.*

## Our Story



At Salboy, we create new homes with a clear focus on design, quality and long-term value. As a developer and builder, we understand that a home is more than a property. It is a place to live well, put down roots and feel connected to its surroundings. Our approach is shaped by considered design, practical layouts and carefully planned living spaces, ensuring every home is as functional as it is refined.

We design homes for modern living, with spaces that feel efficient, stylish and easy to enjoy. From well-considered layouts to quality finishes and contemporary interiors, every detail is shaped around how people live today. Our commitment continues beyond completion, with dedicated aftercare and support to give homeowners confidence from the moment they move in.

## Our Promise



At Salboy, we believe a new home should be built with purpose. It should work beautifully, feel considered and stand the test of time. With Salboy Construction, we stay close to the detail, helping us deliver homes that reflect our standards for design, build quality and customer care.

From thoughtfully planned spaces and quality materials to practical, design-led interiors, every Salboy home reflects our commitment to creating places people are proud to call home. Our role does not end when the keys are handed over. We provide ongoing support to ensure homeowners can settle in with confidence and peace of mind.

With Salboy and Salboy Construction, you are investing in a home that is carefully designed, expertly delivered and supported long after completion.





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