



The Sparrows, Church Hill  
CB9 7AJ



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# The Sparrows

Church Hill | Helions Bumpstead | CB9 7AJ

## Guide Price £550,000

- A charming and deceptively spacious three/four-bedroom period home extending to approximately 2030sqft
- Character features throughout including exposed timbers, wooden flooring and red brick fireplace
- Three generous reception rooms
- Ample off-road parking and wonderful established gardens
- Detached garage and workshop with potential to create an annex subject to necessary planning permissions
- Idyllic village location

### The Property

An attractive, three/four-bedroom end of terrace, Grade II listed cottage situated in the heart of the village overlooking the church, set within the picturesque Essex village of Helions Bumpstead. Benefitting from off road parking, rear garden and detached garage/workshop.

### The Setting

Helions Bumpstead is a delightful rural village located on the Cambridgeshire/Suffolk/Essex borders. It offers a country pub within the village. The nearby village of Steeple Bumpstead has a good range of facilities including a shop, public houses, petrol filling station and a well-regarded school. The town of Haverhill with its more comprehensive facilities is around 4 miles away. Saffron Walden is around 10 miles with Audley End rail station nearby and London Stansted Airport is around 20 miles away.

### The Accommodation

In detail the property comprises of an enclosed porch with windows to front and rear aspect and door leading to the dual aspect kitchen/breakfast room. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, electric cooker and hob, space for fridge/freezer, windows to rear and side aspect and access to storage area in the loft of the kitchen. A door leads door to an inner hallway with two windows to side aspect, hickory wooden flooring, opening to the generous sitting room. A wonderful room with bay window to front, fireplace fitted with wood-burning stove and double door to Sunroom which benefits from windows to side and front and door to garden. Leading from the inner hall is a Cedar wood construction with two windows over looking the garden, double doors to the rear, oak flooring and door to a rear hallway where stairs rise to the first-floor with a door to storage cupboard and door to cloakroom. The ground floor is completed by a fourth bedroom which could be utilised as study.





The first-floor landing is filled with natural light from two windows to rear aspect with exposed timbers and doors to the adjoining rooms. The dual aspect principal bedroom is a wonderful double room. Bedroom two is a double room with windows to front and rear aspect and built in wardrobe. A third, good size bedroom has a window to front aspect and built in wardrobe. The family bathroom comprises panelled bath, wash hand basin, WC, window to front aspect and door to storage cupboard.

### Outside

To the front of the property is a gravel driveway to one side providing ample off-street parking. Adjacent to the property is a generous detached barn which could be utilised as a workshop or alternatively if planning permission was granted could be converted to an annex. There is also a potting shed and additional wood store. The wonderful rear garden is laid mainly to lawn with mature fruit trees and shrubs creating a high degree of privacy. A patio area provides an ideal space for outdoor entertaining.



### Services

Mains electric, water and drainage are connected. Heating is oil fired. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – End of Terrace

**Property Construction** – built in C17, altered in C19 and C20. Timber framed, plastered, roofed with handmade red clay tiles.

**Local Authority** – Braintree District Council

**Council Tax** - F





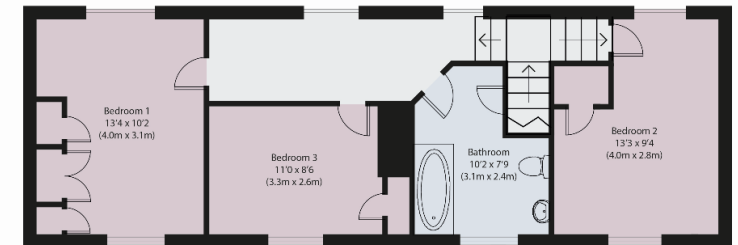


Approximate Gross Internal Area  
Main House 2030 sq ft (189 sq m)  
Barn 850 sq ft (79 sq m)  
Total 2880 sq ft (268 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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Ground Floor



First Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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