



61 Castle Street, Saffron Walden  
CB10 1BD



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RESIDENTIAL & COMMERCIAL AGENTS



# 61 Castle Street

Saffron Walden | Essex | CB10 1BD

## Guide Price £625,000

- A historic three bedroom, two bathroom grade II listed cottage
- Wonderful garden with store room
- Three reception rooms
- Off road parking
- Basement/study
- Offered with no upward chain
- Desirable town centre location

### The Property

A charming Grade II listed, three-bedroom character cottage located in the picturesque Castle Street, in the heart of Saffron Walden. The well-proportioned accommodation offers many period features, a basement, an attractive garden with store room and off road parking. Offered with no upward chain.

### The Setting

Castle Street is one of the most picturesque and sought after streets in the town, convenient for the Market Square. Saffron Walden is a fine old market town with a good range of shopping, schools and recreational facilities, including Saffron Hall, renowned for its musical events etc. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles away and the M11 access point at Stump Cross, 4 miles away. Castle Street is well-situated for access, via the B1052 or B184, to the university city of Cambridge, approximately 15 miles distance.

### The Accommodation

In detail the property comprises a sitting room featuring an impressive inglenook fireplace with an exposed herringbone brick hearth, inset wood-burning stove, and a wealth of exposed timbers and floorboards. A window overlooks the picturesque Castle Street, while a solid oak stable door leads to the kitchen/breakfast room, a staircase ascends to the first floor, and an archway opens to the dining room. A charming space filled with natural light offering delightful views of the surrounding street scene, exposed timbers enhance the room's period appeal, complemented by an arched door leading to an understairs storage cupboard and a decorative leaded window to the stairwell. At the heart of the home, the kitchen/breakfast room features solid oak fronted cabinetry with work surface over, a twin-bowl ceramic sink, and a range cooker. There is space and plumbing for appliances. The room is finished with tiled flooring, while a staircase descends to the basement/study with exposed brick walls, recessed shelving, built-in cupboards, and a former coal chute allowing natural light and ventilation. A glazed door opens to the rear lobby, where an exposed flint wall and recessed shelving add to the property's rustic charm, leading to the garden room. An idyllic sanctuary with three-quarter height double-glazed windows affording panoramic views of the gardens and a door opening onto the terrace. The ground floor is completed by a cloakroom comprises wash basin and WC.





The first-floor landing benefits from a Velux window with exposed timbers and solid oak doors leading to the adjoining rooms. The principal bedroom is a refined retreat, with a window to the rear aspect framing serene views over the landscaped garden. Part wood-panelled walls and bespoke fitted oak wardrobes add warmth. The ensuite comprises WC and wash hand basin. The second bedroom enjoys a charming outlook over the historic street scene. Similarly, the third bedroom offers delightful views to the front aspect, complemented by exposed timbers and a discreet cupboard housing the hot water cylinder. Completing the first floor, the shower room features a walk-in shower enclosure, a vanity sink with storage beneath and WC. A Velux skylight invites natural light into the space.

### Outside

The cottage enjoys a beautiful garden incorporating a paved terrace with adjoining gravelled area and a pair of timber gates providing access to the side path. The garden is well-stocked with a variety of flowers, shrubs and bushes and a stunning al fresco space. In addition to the garden is a useful store accessed via a door from the paved pathway and picture window to the side aspect providing natural light. Currently used as a tool store, however, offers huge scope as a home office/garden studio.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Mid - terrace

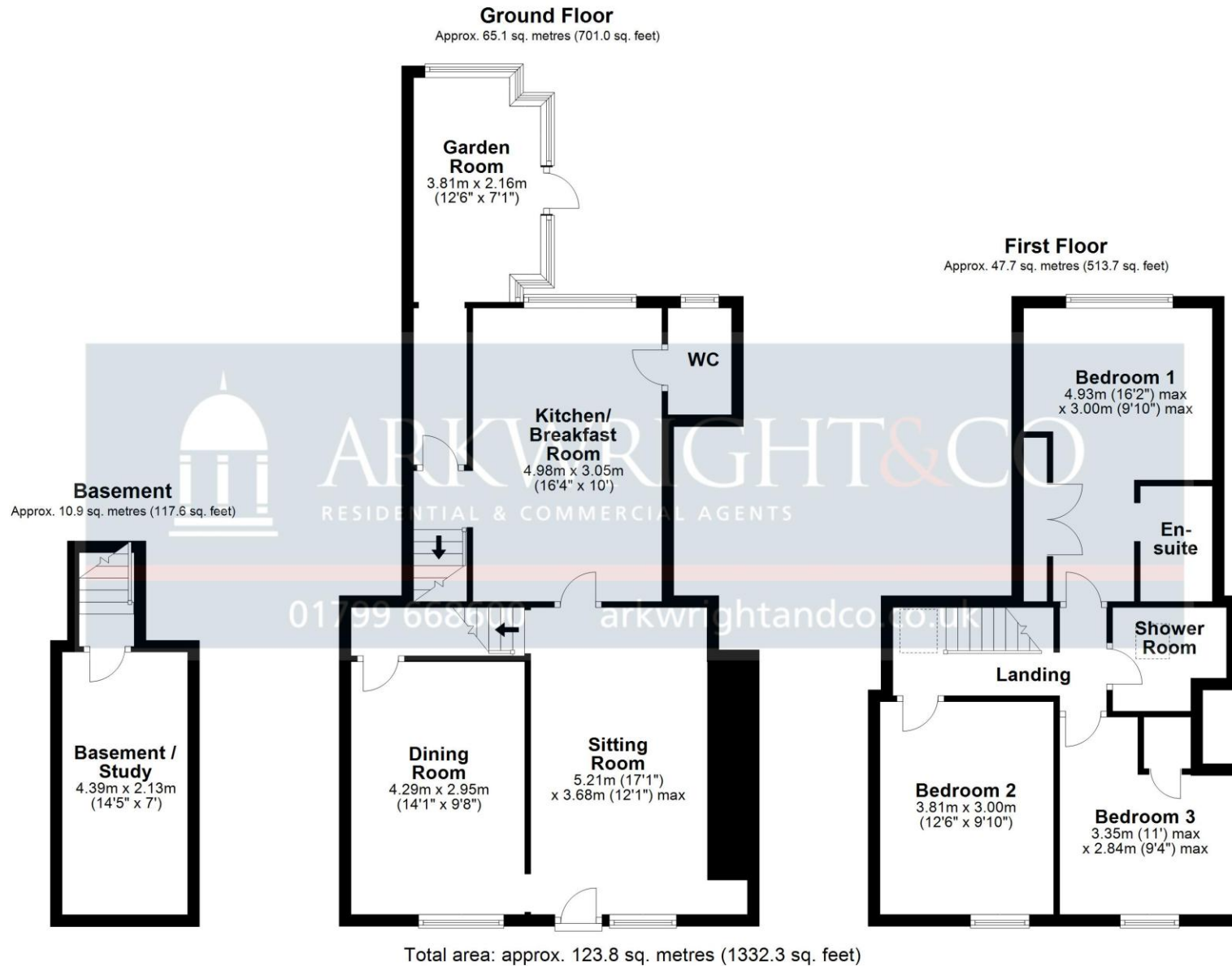
**Property Construction** – Timber-framed and plastered with peg-tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** – D







Floor plan for guidance only  
Plan produced using PlanUp.

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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