



Bell House, 55 Castle Street
CB10 1BD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Bell House

55 Castle Street | Saffron Walden | CB10 1BD

Guide Price £1,150,000

- A substantial four bedroom Grade II listed period home steeped in history
- Wonderful character property with period features throughout
- Four reception rooms
- Generous principal bedroom with four-piece ensuite
- Three further double bedrooms and family bathroom
- Basement extending to 686 sqft
- Attractive walled garden
- Detached double garage with off road parking
- Views over Bridge End gardens
- Offered with no upward chain
- Highly desirable town centre location in the heart of the town

The Property

A truly wonderful and rarely available four bedroom, two bathroom Grade II listed former public inn ideally located in the heart of Saffron Walden on the picturesque Castle Street. Benefitting from a detached double garage, off road parking and offered with no upward chain.

The Setting

Castle Street is one of the most picturesque and sought after streets in the town, located within walking distance of Saffron Walden's vibrant town center, Castle Street offers residents easy access to a range of amenities, including boutique shops, cafes, and cultural attractions. The street's proximity to local landmarks, such as the historic Saffron Walden Castle and Bridge End Gardens, further enhances its appeal. 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 an entrance porch with door leading into the first reception with window to the front aspect and doors leading to the cloakroom, inner hall and sitting room. A generous room with exposed beams, fireplace,





two windows to front aspect and concealed door with stairs down to the large basement. A door leads into an additional reception room with window and door to the rear aspect. From the sitting room, double doors open into the wonderful formal dining room with large window overlooking the garden. A door leads into the inner hallway with a door leading to the rear garden, stairs rising to the first floor and a door into the kitchen/breakfast room. A good size room, fitted with a matching range of eye and base level units with work surface over and sink unit incorporated. There is space and plumbing for appliances. In addition, a utility room has a window to rear aspect.

The first-floor landing benefits from open studwork, window to front aspect and doors to the adjoining rooms. The generous principal bedroom has two windows overlooking the street scene, plenty of built in storage and a door to the spacious ensuite. Comprises panelled bath, shower enclosure, W.C and wash hand basin. Bedroom two is a double room with built in storage cupboard and window to rear aspect. A third double bedroom has a window to front aspect. Bedroom four is a good size room with window to side aspect. The family bathroom comprises panelled bath, W.C, wash hand basin and cupboard housing hot water cylinder.



Outside

The property is ideally located on the picturesque street scene of Castle Street with prominent frontage. To the right hand side of the property is a driveway leading to the rear of the property where there is gated access to off road parking and detached double garage, with up and over doors and light and power connected. The established walled garden is predominantly to lawn with mature hedging and shrub borders backing onto the idyllic Bridge End Gardens.

Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – Timber-framed, rendered and colourwashed, rear addition in flint and brick with C20 clay tiled roof.

Local Authority – Uttlesford District Council

Council Tax – G

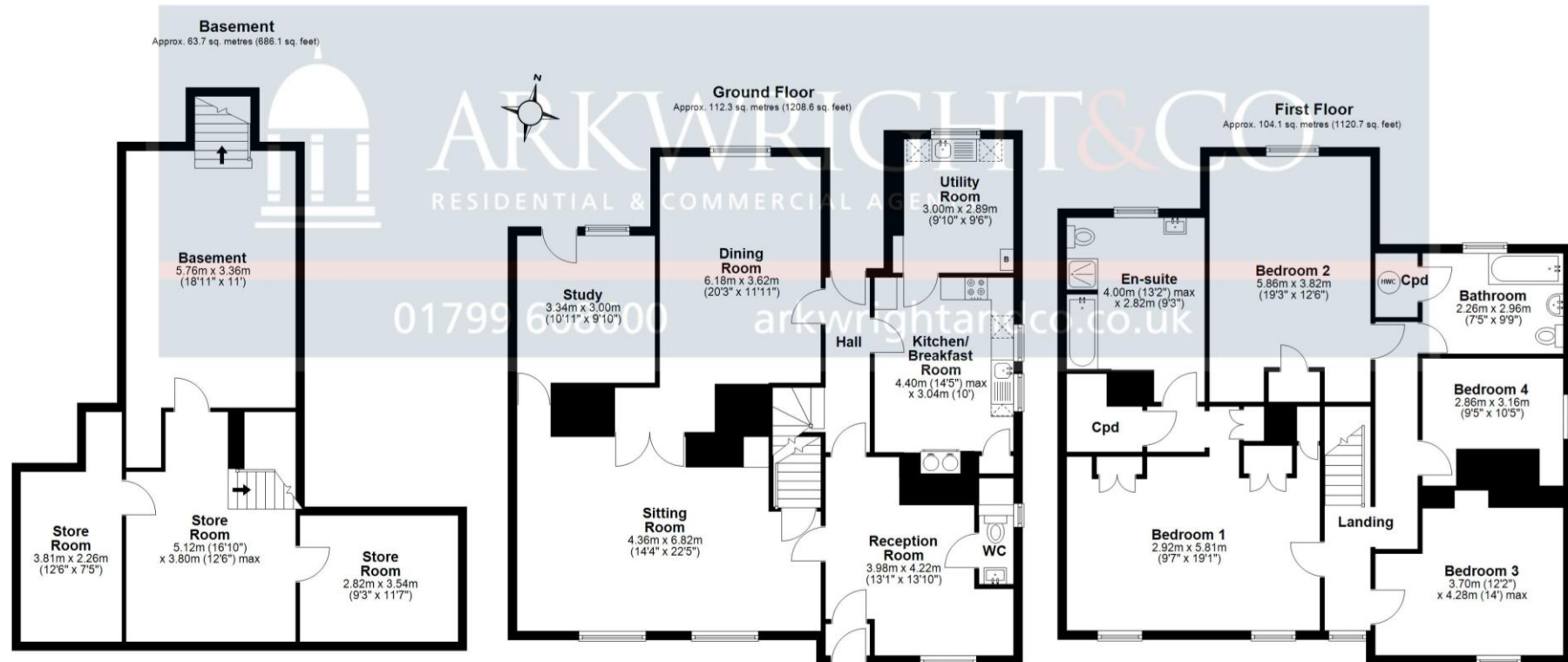
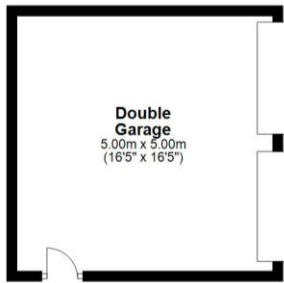
EPC – N/A

Agents Note – The lane to the right-hand side of the property is owned by 55 Castle Street and the public have right of way over it.









Total area: approx. 280.1 sq. metres (3015.4 sq. feet)

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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