



**Old House Farm, Little Sampford
Saffron Walden, CB10 2QR**



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Old House Farm

Little Sampford | Saffron Walden | CB10 2QR

Offers Over £1,750,000

- A beautiful 17th-century Grade II listed farmhouse
- Extending to approx. 3,563 sq ft
- Sitting in generous grounds of approximately 5 acres of attractive mature gardens and paddock land.
- Detached one-bedroom cottage with holiday let consent
- Attractive thatched Essex barn with mezzanine and shower room
- Peaceful rural location with easy access to Cambridge, Chelmsford and London

The Property

An attractive and individual Grade II Listed farmhouse of immense character, occupying a generous plot extending to approximately 5 acres with the benefit of a large detached barn and detached cottage, and enjoying an idyllic setting nestled away surrounded by open rolling countryside.

The Setting

Old House Farm enjoys a wonderfully peaceful and private position along a quiet country lane, nestled between the charming villages of Little Sampford, Great Sampford and Cornish Hall End. Surrounded by gently undulating farmland and open countryside, the property benefits from far-reaching views in all directions, along with direct access to a network of scenic footpaths — ideal for walking, riding, or simply immersing oneself in nature. The surrounding area is steeped in character, with a collection of picturesque villages nearby. Just a short drive away is the postcard-perfect village of Finchingfield — often described as one of the most beautiful in Essex — complete with a village green, duck pond, tearooms, and traditional pubs. The historic market town of Saffron Walden, around 10 miles west, offers an excellent range of independent shops, restaurants, cultural venues, and essential amenities. For commuters, Audley End Station (approx. 13 miles) provides fast, direct services into London Liverpool Street, while additional rail links are available from Stansted Mountfitchet (17 miles) and Bishop's Stortford (20 miles). Stansted Airport is just 16 miles away, ensuring smooth access to both domestic and international travel.

The area offers an excellent choice of educational facilities. Local state schools include Great Sampford Primary, Joyce Frankland Academy in Newport, and the outstanding Saffron Walden County High School. For families considering independent education, there are several highly regarded schools within easy reach. Felsted School and Barnardiston Hall offer excellent options locally, while Cambridge — just 25 miles away — is home to some of the country's most prestigious independent schools. These include, The Leys School, The Perse School, St Mary's School, The Stephen Perse Foundation, St John's College School, and St Faith's.

Despite its rural setting, Old House Farm is well connected by road, with the A120, M11, and A12 all within easy reach — providing excellent access to Cambridge (25 miles), Chelmsford (22 miles), London, and the wider East of England.





The Accommodation

Entering the home you are immediately met with the warmth and character that define this extraordinary home. The reception hall sets the tone, a central axis that connects the formal living spaces with the more informal family areas and rear of the house. To one side, the drawing room and dining room sit in elegant sequence, divided by period studwork and full of original details including exposed beams and a commanding inglenook fireplace. These rooms offer natural flow for entertaining while retaining their individual charm and intimacy.

To the rear, the sitting room provides a quieter retreat, perfectly positioned to enjoy the garden views, complete with a wood-burning stove and a single door opens onto the grounds. The kitchen/breakfast room is the beating heart of the home, a traditional country space with flagstone floors, AGA and ample cabinetry. It's as much a place to gather as it is to cook. Off the kitchen, a utility room and boot room offer excellent practical storage, ideal for countryside living.

On the first floor, there are four well-proportioned bedrooms, all with leafy outlooks and plenty of character. The principal suite is a standout feature, complete with its own private sitting room/study, generous dressing room, and stylish en suite bathroom tucked beneath the eaves on the second floor. Bedroom two also benefits from an en suite,



while the remaining bedrooms are served by a well-appointed family bathroom. Every inch of the house has been designed with comfort and flexibility in mind, whether you're hosting weekend guests, raising a family, or simply enjoying life at a slower pace.

The Cottage

Positioned discreetly to the front of the grounds, the detached one-bedroom cottage offers 982 sq ft of well-designed accommodation. It comprises a spacious kitchen/breakfast room, a lovely sitting room with wood burning stove, and a generous double bedroom with adjoining bathroom. Having been granted full planning consent for holiday let use, this space lends itself beautifully to guest accommodation, multigenerational living, or income generation.

The Barn

An exceptional bonus to the property, the converted Essex barn (approx. 1,327 sq ft) is a true lifestyle enabler. Currently arranged as a games room, office, and mezzanine, with a shower room and adjoining triple bay garage, this building offers enormous scope — whether for events, workshops, a home business, or further ancillary accommodation (subject to permissions). With vaulted ceilings, exposed timbers and excellent natural light, it's a space that invites imagination.

Outside

Tucked away along a quiet country lane, Old House Farm enjoys a wonderfully private approach, a pair of brick piers framing the gated entrance, which opens onto a wide gravel drive that sweeps through the grounds. To the left, the main house is nestled within beautifully landscaped gardens that wrap around the property, a verdant setting of rolling lawn, mature specimen trees, and thoughtfully planted borders. At the heart of the gardens lies a rare, historic surviving moat, a striking and evocative feature that brings both a sense of heritage and a feeling of tranquillity. Discreetly positioned to the front of the plot, the self-contained cottage sits with a quiet sense of independence, offering separation from the main house and its own defined outside space, ideal for guests, tenants or extended family.

Beyond the generous driveway the converted Essex barn sits proudly to the rear, accompanied by a triple-bay garage, creating a natural courtyard feel and offering a wealth of scope for lifestyle use, entertaining or leisure. To the east, the grounds open out into additional lawn and paddock, with a secondary gated access to the lane. This area lends itself beautifully to equestrian use or further landscape development, subject to consents. In total, the property extends to approximately five acres, a rare and richly atmospheric setting, perfectly suited to those seeking space, beauty and privacy in the North Essex countryside.

Services

The property is connected to mains water and has private drainage via a septic tank. Heating is provided by a combination of oil-fired and electric storage heaters.

Tenure – Freehold **Property Type** - Detached

Property Construction – Timber-framed and plastered

Local Authority – Uttlesford District Council







Approx. Gross Internal Area
 Main House 331.1 SqM (3563.9 SqFt)
 Barn 123.3 SqM (1327.5 SqFt)
 Cottage 91.3 SqM (982.8 Sq Ft)
 Mezzanine 20.4 SqM (210 SqFt)
 Total 566.2 SqM (6094.1 SqFt)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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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