



Welcome Cottage Wiggins Green, Helions Bumpstead,

£410,000

- Beautiful detached chocolate-box cottage in Helions Bumpstead.
- Offers breathtaking views of the Essex countryside.
- Features two or three bedrooms
- Stunning south-facing views over meadows and open fields
- Two or three reception rooms
- Well-maintained, ideal for modern country living
- Nestled in a picturesque village setting
- Includes a pretty cottage garden and a conservatory
- Available with no onward chain

Welcome Cottage, Helions Bumpstead, CB9 7AD

This beautiful detached chocolate-box cottage is a rare piece of history, offering breathtaking views of the Essex countryside. Nestled in the picturesque village of Helions Bumpstead, this charming home boasts two or three bedrooms and stunning south-facing views over meadows and open fields. The property features a pretty cottage garden, two or three reception rooms, and a conservatory. Well-maintained and exuding potential for modern country living, it is offered with no onward chain.



Council Tax Band: D



Helions Bumpstead

Helions Bumpstead is a picturesque hamlet nestled on the Essex borders. It features a community-run pub renowned for its excellent cuisine. Just 9 miles away lies the vibrant market town of Saffron Walden, home to a lively Saturday market filled with fresh produce and artisan goods, as well as superb independent shops, Waitrose, schools, and recreational facilities. Closer to the hamlet, within 1.5 miles, are supermarkets, gyms, schools, an 18-hole golf course, and a leisure center complete with a swimming pool. For travel, mainline train services operate from Audley End station (11.4 miles) to London Liverpool Street, and from Cambridge (17 miles) to either London Liverpool Street or London Kings Cross. Additionally, the Cambridge Park and Ride is a mere 22-minute drive, offering further convenient travel options.

Entrance Hall

11'9" x 9'4"

A small porch at the front leads to a reception hall, a dual aspect room filled with abundant light. It features stairs to the landing, a door at the front, and another at the rear leading to the patio. The room also includes windows at the front and rear, as well as a radiator.

Lounge

13'8" x 11'8"

Beautiful dual aspect room featuring a front bay window and a rear window, complemented by two radiators and a charming open fire with a stone surround.

Dining Room

12'9" x 11'8"

A charming dual aspect room featuring a bay window at the front and a rear window offering stunning views of the open countryside. Includes a radiator and a door leading to the kitchen.

Kitchen

11'6" x 9'1"

The kitchen is a charming dual aspect room with a window that offers lovely views

of the picturesque cottage-style gardens, plus an additional window at the front. It features a variety of matching wall and base units with light countertops, space and plumbing for appliances, a stainless steel sink with taps, a radiator, an oil boiler, and a door that opens into the inviting conservatory.

WC

Comprising a Low-level wc, rear window providing natural light and a radiator.

Conservatory

8'0" x 11'1"

A charming conservatory with timber and brick plinth construction features windows on three sides, offering delightful views. Two side doorways open onto a beautiful patio seating area, surrounded by attractive gardens.

Landing

Window to rear overlooking the meadow, access to all first floor rooms.

Bedroom1

11'8" x 9'7"

The main bedroom is a spacious and inviting area with dual aspect windows offering scenic views of the open countryside. It features a radiator for comfort and a built-in cupboard for your convenience.

Bedroom 2

11'9" x 8'0"

Bedroom 2 is a charming double room with dual aspects, featuring windows at the front and rear that offer stunning views of the open countryside. It includes a radiator for comfort and a convenient built-in airing cupboard.

Bedroom 3/Study

Bedroom 3 is a cozy space suitable for use as a guest room, nursery, or study. It features a front-facing window, loft access, and a radiator.

Shower Room

The shower room features a front-facing window, a pedestal washbasin, and a walk-in, floor-level shower with a glass screen, complemented by a radiator.

Separate WC

Window, low-level wc, and radiator.

Outside

The cottage is charmingly nestled within its plot, surrounded by enchanting gardens that burst with an array of colorful flowers and mature shrubs. It offers convenient off-road parking behind elegant double gates and features a quaint fish pond and a rustic timber shed. The whole scene is beautifully framed by hedgerow borders and a classic white picket fence. Most of the gardens, with lush lawns and vibrant flower beds, are situated to the right of the cottage.

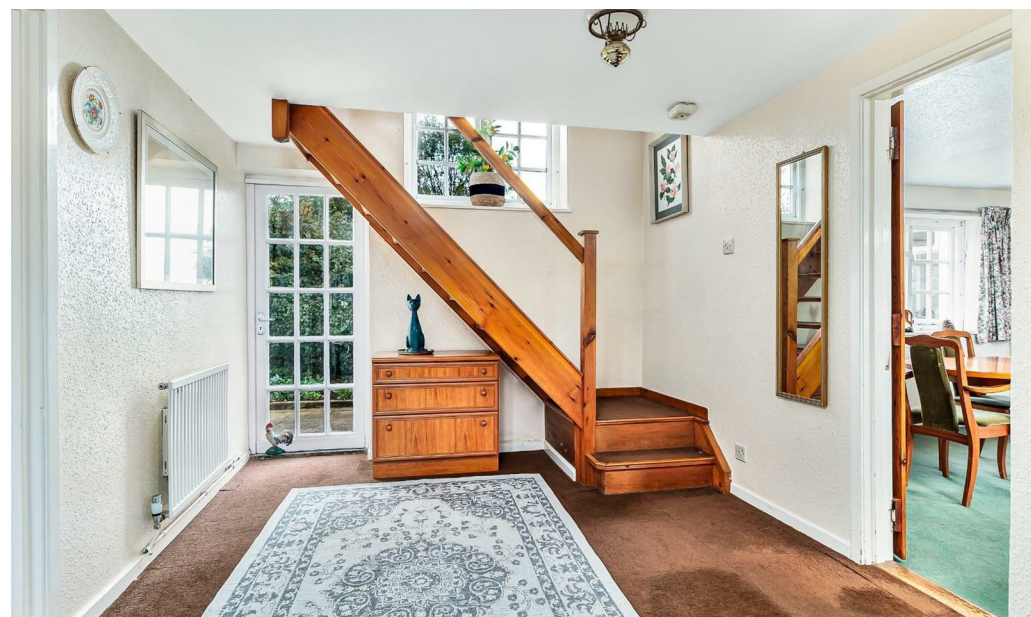
At the rear, you'll find breathtaking south-facing views over serene meadows and open fields, complemented by a delightful patio area—perfect for enjoying stunning sunsets.

Viewings

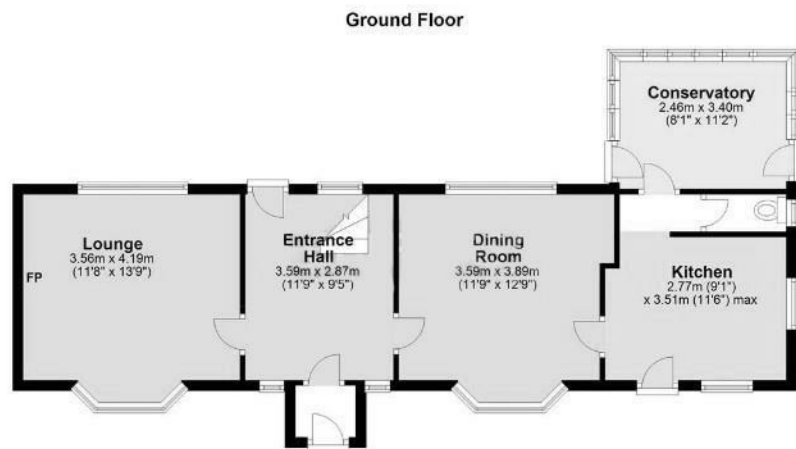
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

C

