



The Old Barn

Lower Pond Street, Duddenhoe End





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Lower Pond Street, Duddenhoe End, Saffron Walden

Nestled within a charming courtyard of three beautifully converted barns, **The Old Barn** is a stunning Grade II Listed, semi-detached barn conversion offering character, space, and a tranquil countryside setting with internal accommodation spanning 1,410sqft. Sitting on a **0.15-acre plot**, with the option to acquire an additional **0.5 acres** through separate negotiation, this home is perfect for those seeking rural charm with excellent connectivity—just **4 miles from Audley End Train Station** for fast links into London & Cambridge.

This **charming two-bedroom** home is full of period character, showcasing **exposed beams and a vaulted ceiling** in the living area. It perfectly blends **modern comforts** with traditional barn aesthetics. The **spacious open-plan living area** features double-height ceilings, exposed timber beams, and French doors that lead to the garden, allowing plenty of natural light to fill the space. A **mezzanine level** overlooks the living room, adding a unique touch to the property.

The well-appointed **kitchen/breakfast room** includes fitted units, ample workspace, and direct access to the front garden. There's also a **separate dining room** connected to the living room, providing a cosy setting for formal meals. Completing the ground floor is the second bedroom, a double room that features French doors leading out to the patio in the rear garden.

On the first floor, the generously sized master bedroom benefits from **built-in wardrobes**. The bathroom is equipped with a freestanding bath, a shower cubicle, a wash hand basin, and a WC.

Outside, the beautifully landscaped **rear garden** offers a **lawn, patio, vegetable garden, and greenhouse**, creating a private oasis for relaxation. A **double cart lodge with a store and a driveway** provides ample off-road parking.



Key Features

- Two Bedrooms
- Grade II Listed Barn Conversion
- Living Room With Vaulted Ceiling
- 0.15-Acre Plot
- 0.5-Acres Extra Land Available Under A Separate Negotiation
- Double Cartlodge With Store
- 4-Mile Drive To Audley End Train Station
- Set Within A Courtyard Of Three Barn Conversions

Agents Notes:

Tenure: Freehold

EPC Band Exempt (Grade II Listed)

Uttlesford District Council - Tax Band E - £2,528.22pa

Oil Central Heating, Mains Electric, Water & Drainage

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

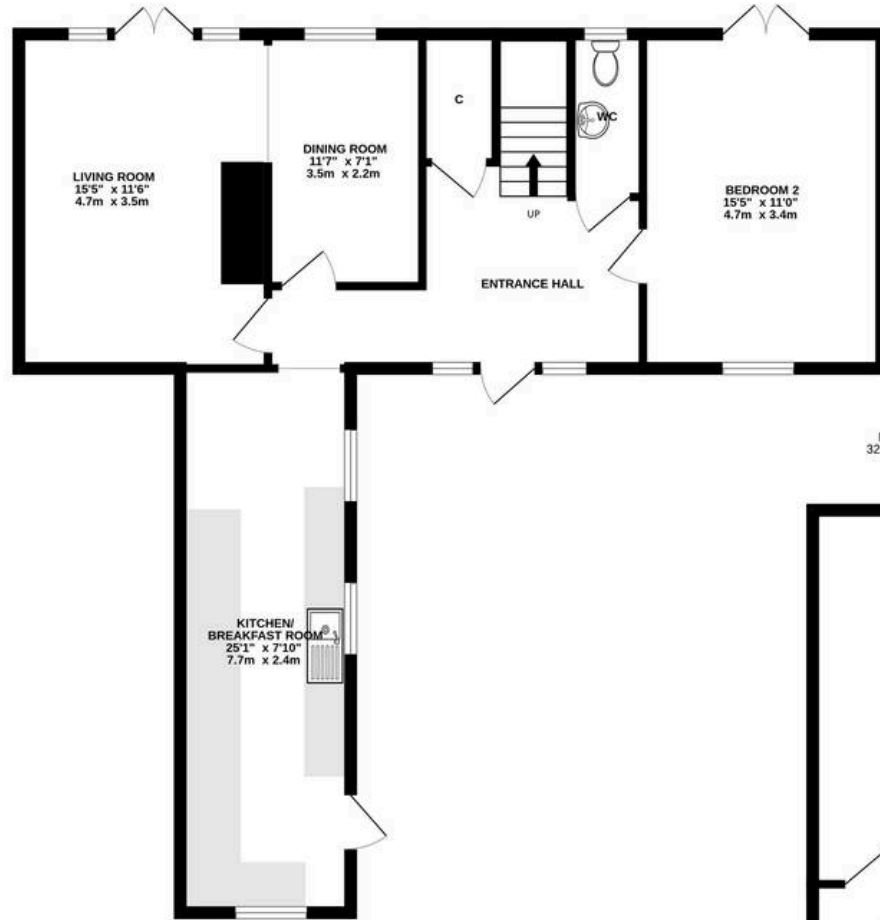
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

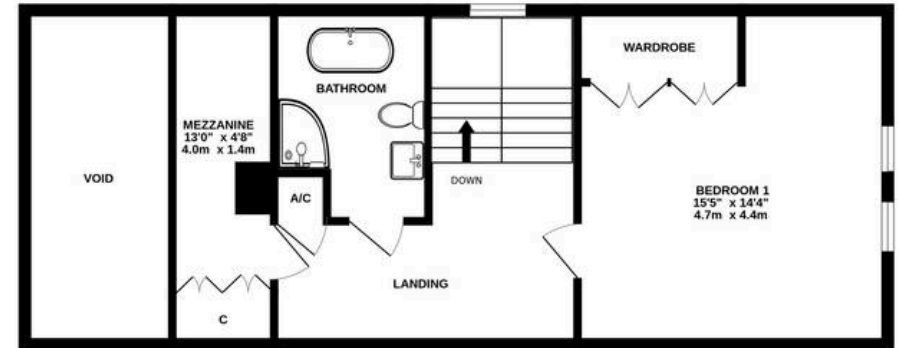
Duddenhoe End is a charming rural village in Essex, offering a peaceful countryside lifestyle while remaining well-connected. Surrounded by rolling farmland and picturesque scenery, it is just **4 miles from Audley End Station** and close to **Saffron Walden**, providing easy access to Cambridge, London, and excellent local amenities.



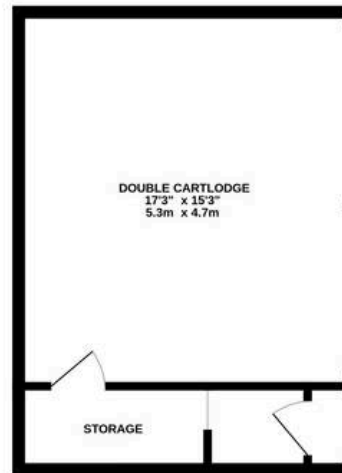
GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



DOUBLE CARTLODGE
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

01799 334431 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

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