



North End Farm

North End, Littlebury, Nr. Saffron Walden





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Tucked away at the end of a private country lane on the edge of the picturesque village of Littlebury, North End Farm presents an exceptional lifestyle opportunity. This charming 18th-century former farmhouse—unlisted and rich in character—was formerly part of the historic Audley End Estate and sits on a beautifully secluded plot of approximately 0.89 acres, surrounded by open countryside. At the heart of the property is the main house, complemented by a detached, sympathetically converted barn, offering superb flexibility for multi-generational living, guest accommodation, or creative workspaces.

The grounds provide much more than just garden space. At the rear of the house is a large, walled garden with an enclosed lawn bordered by mature planting, while to the side lies an enchanting orchard—a wildlife haven with meandering paths, hidden dens, fruit trees, and a peaceful pond. In the centre of the orchard, a yurt offers a unique setting for glamping, retreat space, or garden entertaining. To the front, two separate garden areas enhance the approach and privacy of the home. The combination of formal and wild landscaping makes the outdoor setting both functional and magical.

Inside the main house, the accommodation is bright, welcoming, and full of character. A central hallway leads to a charming sitting room, where exposed timbers and a stunning inglenook fireplace with a wood-burning stove create a cosy focal point. This flows into a spacious kitchen/breakfast room, complete with shaker-style cabinetry, granite worktops, twin ovens, and a dedicated utility area, bathed in natural light thanks to multiple windows that frame views of the garden.

A second reception room, currently used as a playroom and home gym, features French doors opening to the terrace, providing further access to the garden and adding versatility to the layout. Upstairs, four double bedrooms are arranged off a generous landing, each enjoying leafy views. The principal bedroom is calm and neutral, while the other bedrooms offer flexible space for children, guests, or home working.





A modern family bathroom and a ground-floor shower room complete the internal layout, providing practical and well-balanced living accommodation.

Across the gravel drive sits the detached barn, which was converted in 2012 into a striking, multi-use living space. Original beams soar above an impressive double-height reception room, where natural light pours in through full-height glazed doors. Slate flooring, a freestanding wood burner, and crisp white walls create a stunning contrast with the exposed frame, celebrating the building's heritage while offering a modern, comfortable space.

The barn includes three ground-floor bedrooms and two bathrooms, one of which is en suite, offering the possibility to create a self-contained annexe or apartment. A fully fitted kitchen/living area and a vast open-plan mezzanine with vaulted ceilings provide an ideal space for lounging, working, or hosting gatherings, with the potential to create private rooms if needed. Whether used as guest accommodation, a holiday let, a workspace, or a creative retreat, the barn's flexibility is outstanding.

Located just over a mile from the centre of Saffron Walden, recently named the Best Place to Live in 2025 by The Times and Sunday Times, the property perfectly blends rural tranquillity with excellent town amenities nearby. The town is easily walkable from the property, and Saffron Walden County High School is only 1.3 miles away as the crow flies. Saffron Walden is renowned for its historic charm, vibrant community, and outstanding schools, including R.A. Butler Academy and Saffron Walden County High School, making it a highly desirable location for families.

North End Farm is a rare find, combining timeless rural charm with modern comfort and adaptable outbuildings, all nestled within a captivating natural setting. Ideal for families, creatives, or those looking to blend home and lifestyle, this is a home that invites imagination and promises tranquillity.

Agents Notes:

Tenure: Freehold / EPC Band E / Tax Band G - £3,782.49 pa

Oil-Fired Central Heating, Sewage Treatment Plant, Mains Electric & Water

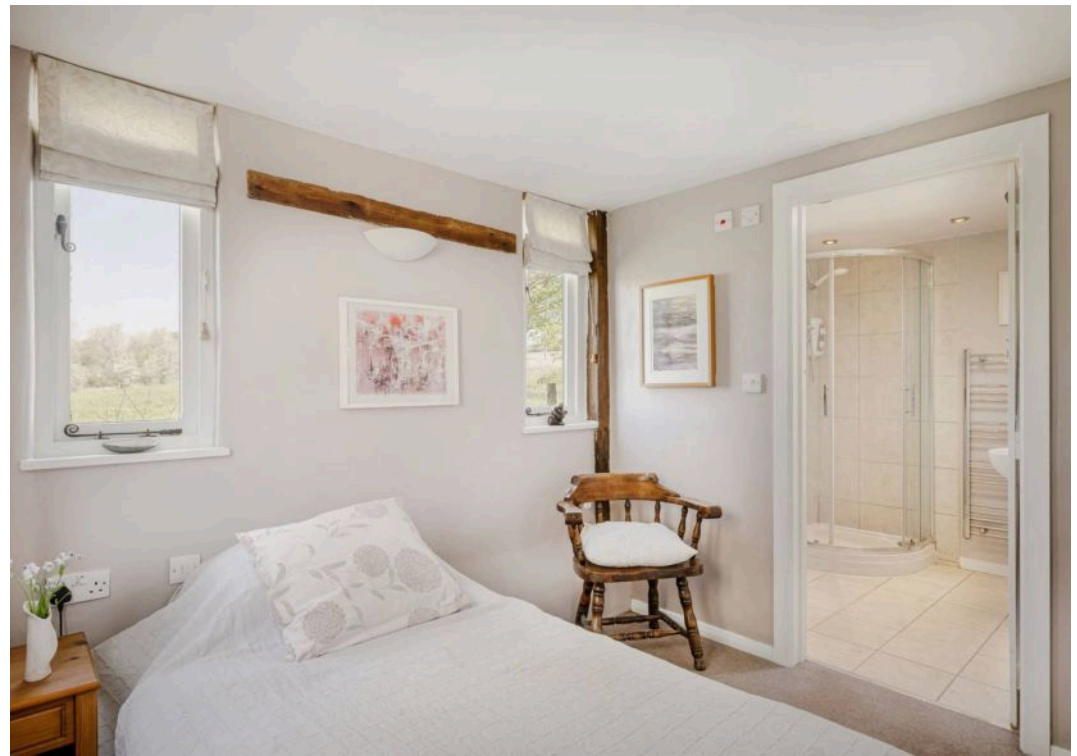
Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

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



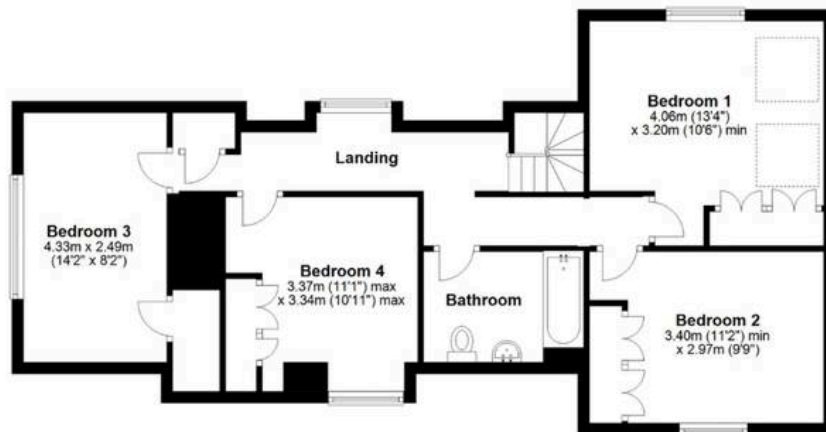
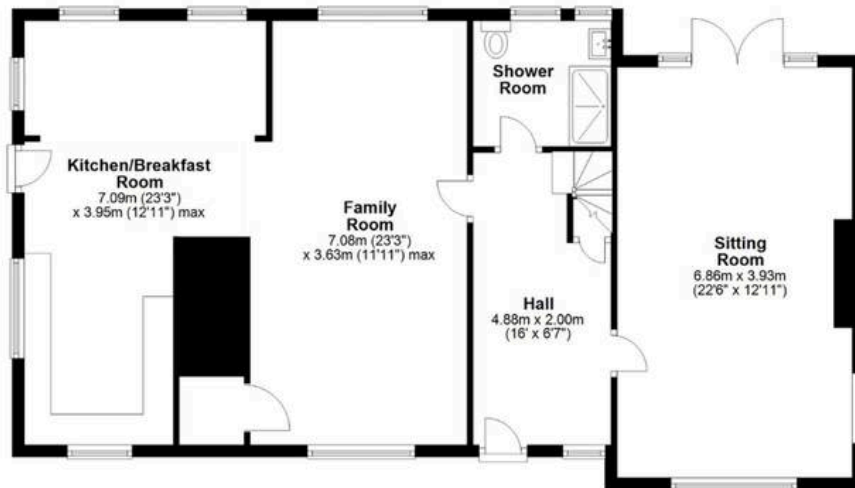








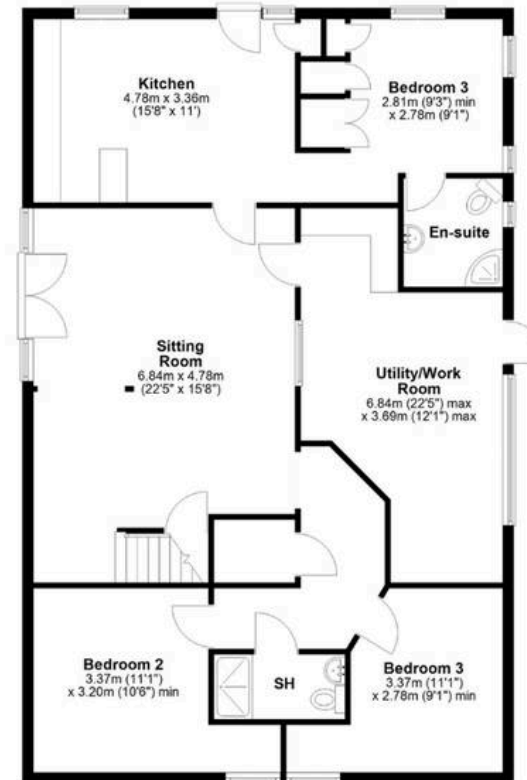
Ground Floor



Approx gross internal floor area 169 sqm (1825 sqft)

North End Farm

Ground Floor



First Floor



Approx gross internal floor area 208 sqm (2225 sqft) excluding Void

The Barn





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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.