



EH

EXQUISITE
HOME

A LIVING HISTORY IN A STUNNING LOCATION

The village of Arkesden, six miles from Saffron Walden, is close to the M11 and Audley End station with trains running into London Liverpool Street. There are two sought-after high schools and a number of local primary schools. Standing in two acres are these magnificent Grade II listed barns. The main house has four reception rooms, a cloakroom, two bathrooms and five bedrooms. The annexe has one reception room, a bathroom and two bedrooms. There is also a useful outbuilding. Filled with period features, stunning architecture and a light, airy and versatile interior, as well as extensive and charming gardens, this remarkable property is a piece of living history in a stunningly beautiful location.





Barn Living in a Rural Location

A pair of double height doors open into the magnificent entrance hall which has exposed brickwork and exposed oak beams, as does the entire house. With a stunning oak staircase and galleried landing, plus York Stone floors with underfloor heating, this is a splendid space with zoned living areas leading off it. There is more than enough room for occasional seating and this free flowing open plan area lends itself to flexible twenty first century living. The dining hall is a wonderful space where the family eat their meals and it is perfect for entertaining of all kinds. Steps lead down to an attractive sunny terrace which is ideal for pre-dinner drinks. To the right of the entrance hallway is the cosy sitting room with a brick fireplace with a wood burner. The original carved wooden hatch for air drying the wheat, once threshed, can be seen on the wall and it is one of several in the house. Next door is a generously proportioned study with beautiful morning light.

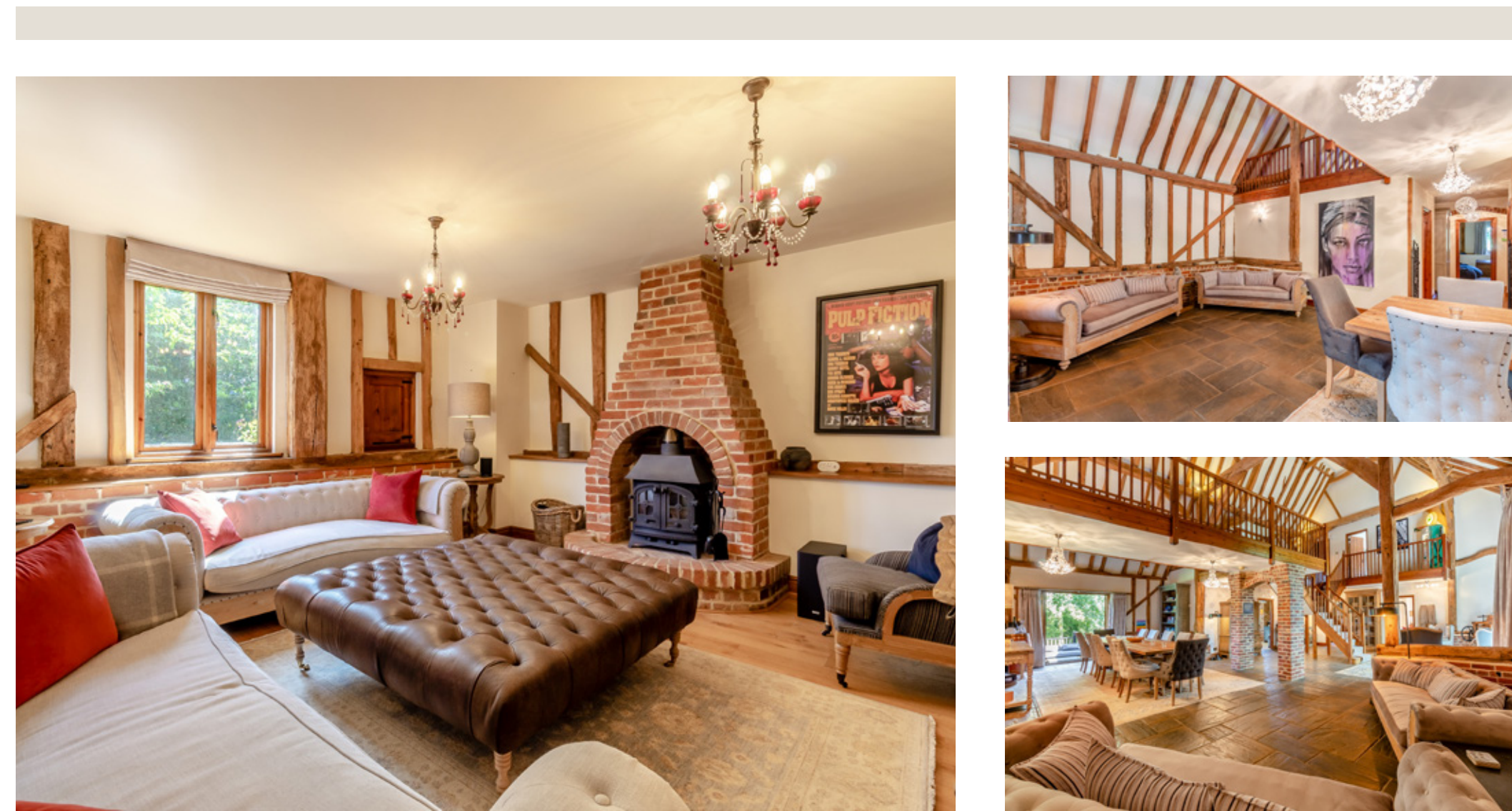
The stunning kitchen/breakfast room with its vaulted ceiling, marine blue cabinets, granite worktops, island with seating, double ceramic butler's sink, pendant lighting, double electric Aga, integrated dishwasher, integrated electric oven and ceramic hob and built in window seat with storage is an absolutely breathtaking space. It would be any cook's dream to work in such a beautifully laid out kitchen. The utility room with plumbing for a washing machine and tumble dryer opens off the rear hallway and from the other side, access is given to the accessible bedrooms, of which there are four. All are doubles with exposed beams, perfect for any family configuration. The elegant family bathroom has a freestanding bath with shower attachment, walk in shower, his and hers basins, a chrome towel heater, pale paint and glossy white subway tiles. The accommodation on this level is completed by a cloakroom and storage room.

Space and Flow

The staircase rises to the galleried landing upon which there are a number of cosy areas for seating, book nooks and chill out zones. A glass panel gives one the chance to gaze down upon the magnificent kitchen with its vaulted ceiling. The principal bedroom benefits from a walk in wardrobe and an en suite bathroom with freestanding bath with floor mounted taps and shower attachment, walk in shower, chrome towel heater, his and hers basins and vintage wallpaper. The rest of this storey is taken up with the huge games room with a wooden floor, exposed brick inglenook fireplace and exposed beams.

A second barn is set up as an annexe with a dual aspect sitting room, an elegant kitchen, shower room, a double bedroom, dressing room, a veranda and a car port. It has an enormous loft which could be turned into a first floor if desired. With the correct planning permission in place, this would make a wonderful holiday let or Airbnb. The third barn contains a cart shed, two woodstores, a workshop, garage and veranda. The gardens are absolutely delightful. A small stream runs through the garden with a wooden bridge over it, there is an orchard with apple and pear trees, a mature horse chestnut and a multiplicity of mature shrubs and trees, spring bulbs and perennials. The house sits in grounds of unparalleled beauty, the village is close knit and beautiful Saffron Walden with its market, many independent shops, cafés and restaurant





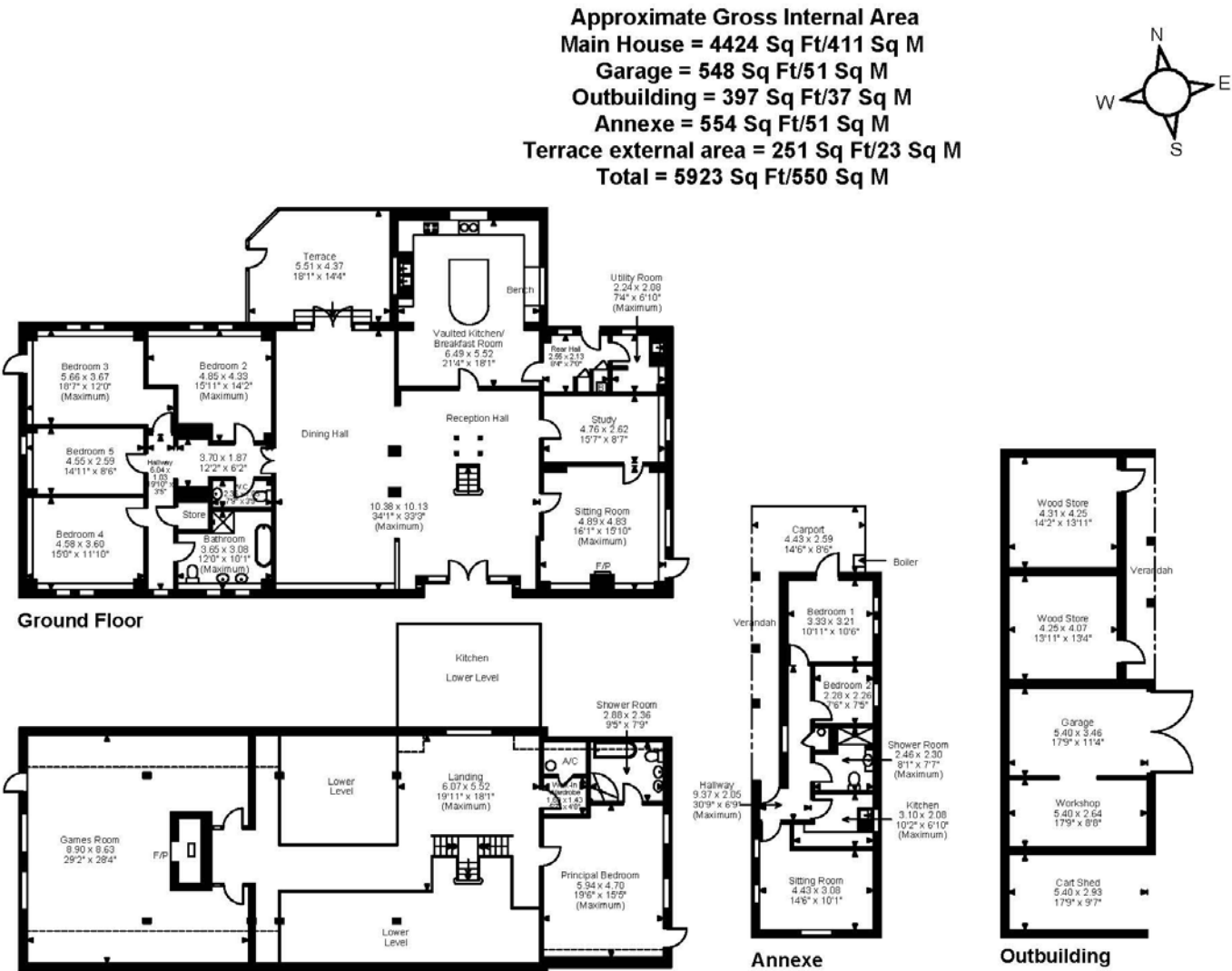
“This unique home is a living piece of history, retaining all its period charm while offering contemporary and comfortable family living”



LOCATION

Standing in a two acre plot are three historic Grade II listed barns, built three hundred years ago when George I was on the English throne. They are part of the ancient Wood Hall Estate which dates back to the fourteenth century. The main barn and annexe were converted in 1994 to a very high standard and provide stunning accommodation while retaining all the fascinating period features one would expect. The present owner bought it in 2019, attracted by the beautiful gardens, triple height and vaulted ceilings and the remarkable feeling of space. Since moving in, he has renovated the annexe bathroom, uncovered and repaired several period features, installed an adventure playground with power and light, put in garden lighting and repainted the exteriors.

The village of Arkesden in northeast Essex enjoys a particularly beautiful location in a swathe of unspoilt countryside. It is only six miles from the historic market town of Saffron Walden, nine and a half miles from Bishops Stortford and close to both the M11 and Audley End station from which trains run into London Liverpool Street. There are two sought-after high schools at Saffron Walden and Newport, and a number of primary schools in the town, making this area ideal for families. Arkesden itself has a pub and a village hall.



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