



EH

EXQUISITE  
HOME

THE SPARROWS





Standing opposite the Grade II listed parish church of St Andrew's in the heart of the village is this charming period property constructed in the seventeenth century (and also Grade II listed). It has been extended and improved considerably over the years and now offers spacious and versatile accommodation with lovely grounds. It used to be the village store and bakery and it is thought that the chimney breast contained the original bread oven. There is parking space for around three cars on the gravelled frontage.

The spacious hall with its wooden floor, exposed beams and brickwork also has a useful cloakroom located here and next to this is the study, currently used as a home office but could equally be used as a playroom or exercise room. The generously sized orangery opens off the hallway to the rear of the house and would make a wonderful summer reception room. To the left of the hall is the delightful, characterful sitting room with exposed beams, natural light pouring in through the two windows and an attractive brick fireplace with log burner and shelves built in on both sides. Two shallow steps down through an archway lead to the dual aspect dining room with its ancient exposed brickwork and oak beams. A door leads from the sitting room to the conservatory which make the ideal playroom. Leading off the dining room is the cheerful dual aspect kitchen/breakfast room with its colourful wall tiles and pale cabinets. There is more than enough room for a table and chairs, perfect for family meals and kitchen suppers. A hatch to the carpeted loft with window is located here. The porch and main entrance point to house is next door and is the ideal place to store coats and shoes and gives very useful extra storage. The ground floor accommodation is completed by the store room and potting shed, both integral to the house.

The staircase rises up to the landing from which radiate three bedrooms and the family bathroom. On this level, the original part of the house, there are a number of exposed beams and the charming, slightly off-kilter proportions so typical of a house of this period. The two main bedrooms are both dual aspect doubles with exposed beams, while the third bedroom, also with exposed beams, is slightly smaller and would serve well as a nursery, play room or additional home office. The loft hatch can be found here, leading to the loft which has been boarded out. The family bathroom has a bath with shower over and also benefits from exposed beams.





*"This much loved family home retains many original features..."*

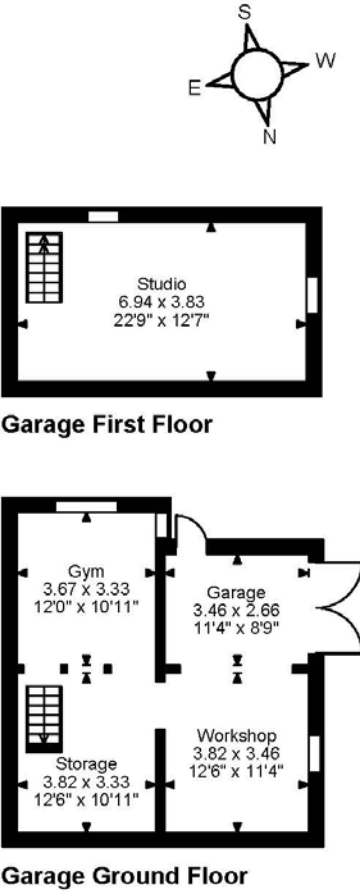
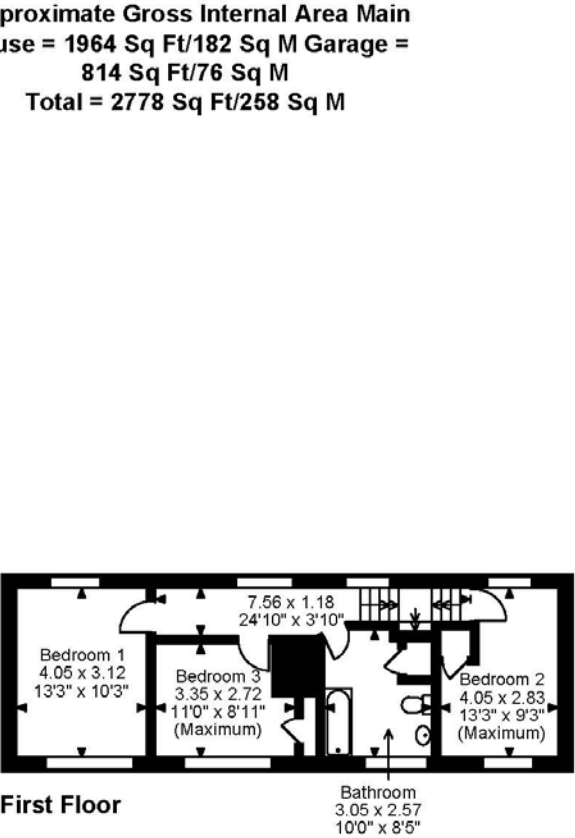
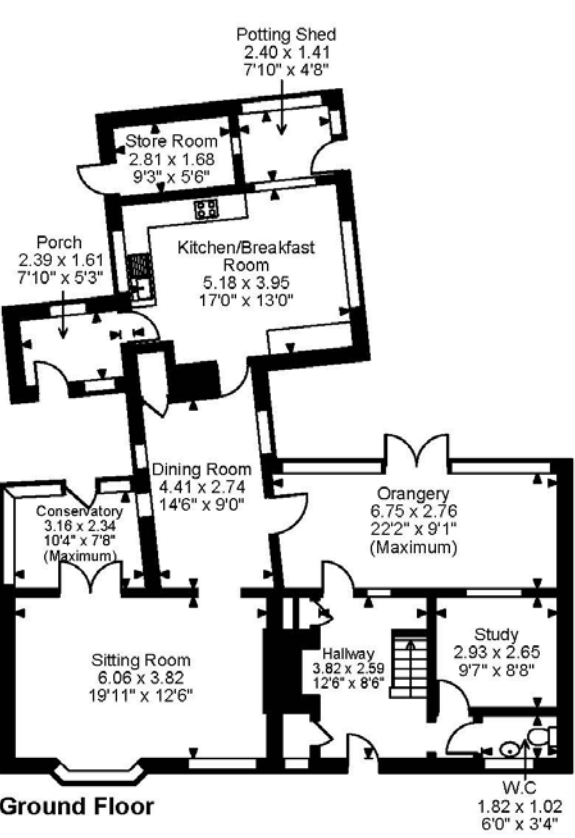


# LOCATION

To the rear of the house is a brick patio and a manageable south facing lawn. There are several raised beds, ideal for growing vegetables, a shed, wood store, a cherry tree plus two apples, several other mature trees and a small pond for toads and newts. It is a lovely size, secluded and with plenty of potential. At the front of the house is the Grade II listed black larch lap double garage with power and light arranged over two storeys. It is currently being used as a home gym, workshop and storage, with a studio on the first floor.

The neighbours are all extremely friendly and Helions Bumpstead is a close knit and engaged village. Haverhill is only ten minutes away and there are primary schools in neighbouring Steeple Bumpstead as well as ones in nearby Castle Camps and Haverhill. With plenty of character and period features, off street parking, spacious and versatile accommodation, a pretty garden and a delightful village location, this historic family home is full of wonderful features.

North Essex is a particularly beautiful part of the county, with vast swathes of unspoilt countryside and pretty villages. Ideal for commuters and families, it is a popular part of Essex for very good reason. The delightful village of Helions Bumpstead is at the meeting point of Essex, Suffolk and Cambridgeshire. Four miles to the north is bustling Haverhill with its many shops, restaurants, cafes, pubs, schools and leisure activities. The neighbouring village of Steeple Bumpstead is very well served and Sudbury, Saffron Walden and Bury St Edmunds are all within relatively easy reach for larger shops and more amenities. The A131 connects nearby Sudbury with Braintree and Chelmsford while the M11 heads north to Cambridge and south to London. Trains run from Audley End station outside Saffron Walden directly to London Liverpool Street. The village is in a particularly pretty rural location, enjoying many amenities such as a village hall and pub. At the centre of it is the crossroads and village green. Close knit and thriving, Helions Bumpstead has an annual summer fete, harvest supper and Boxing Day Walk.



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