

Castle Street, Saffron Walden, CB10 1BD

CHEFFINS

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Saffron Walden,
CB10 1BD

3 2 3

Guide Price £525,000

- Historic Grade II Listed cottage
- Central location
- Three reception rooms
- Basement/study
- Three bedrooms
- Landscaped garden



An iconic, 16th Century, Grade II Listed cottage forming part of one of Saffron Walden's most picturesque streets. The property enjoys a wealth of character together with deceptively spacious accommodation and a stunning landscaped garden.















LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

HISTORY
Dating back to the 16th Century, No 61 Castle Street is believed to have been built on the site of a former Medieval Hall House. From the late 18th Century, the Archer family owned this, together with the neighbouring properties and yard, from which they ran several businesses including bakery, brewery and butchery. No 61 held a long history as a cottage with shop/bakehouse until the early 20th Century when it was converted into a residential dwelling.

GROUND FLOOR

SITTING ROOM
An impressive inglenook fireplace with a large bressumer and exposed herringbone brick hearth and seating together with a log burning stove, secondary glazed window to the front aspect overlooking the street scene, timber entrance door and imposing exposed timbers and timber floor, stairs rising to the first floor.

DINING ROOM
Secondary glazed window to the front aspect with views and exposed timbers and flooring, a decorative leaded window and fitted understairs storage cupboard with an arched oak door.

KITCHEN/BREAKFAST ROOM
Fitted with a range of oak fronted units with a quartz worktop, ceramic sink unit, range cooker and free-standing washing machine, dishwasher and space for fridge freezer, wall mounted gas boiler and window to the rear aspect overlooking the garden, steps leading down to the cellar/basement.

GARDEN ROOM
A number of three quarter height windows and glazed door enjoying views over the adjoining terrace and garden beyond together with an attractive brick and flint wall.

CLOAKROOM
Comprising low level WC, wash basin, fitted cupboard and obscure window.

BASEMENT/STUDY
This is currently used as a study with good head height, fitted shelving, storage space together with a window providing natural light, central heating via a radiator, power and lighting.

FIRST FLOOR

LANDING
Exposed timbers and solid oak doors to adjoining rooms, Velux skylight and obscure window.

BEDROOM 1
Window to the rear aspect, fitted wardrobes, door to:-

EN SUITE
Comprising low level WC and vanity wash basin.

BEDROOM 2
An impressive exposed oak framing and window to the front aspect.

BEDROOM 3
Exposed timber framing and window to the front aspect.

SHOWER ROOM
Comprising shower enclosure, vanity wash basin, low level WC and skylight.

OUTSIDE
The property is set in arguably one of the most picturesque and photographed streets in Saffron Walden. To the rear of the property is a paved terrace with adjoining gravel path and gates providing access onto the side path which would have formerly been used as a vehicular access. A path leads from the terrace to a workshop which could be converted into a garden studio subject to needs and relevant approval.

VIEWINGS
By appointment through the Agents.





















Total area: approx. 123.8 sq. metres (1332.3 sq. feet)

Guide Price £525,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.