



Ivytodd Cottage, Ivytodd Hill
CB11 3LA



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Ivytodd Cottage

Ivytodd Hill | Debden | CB11 3LA

Guide Price £895,000

- Grade II listed detached country home, rich in period character and set within established private grounds
- Versatile three-bedroom main house with well-proportioned reception spaces and a generous kitchen/breakfast room
- Elegant sitting room with garden access, flowing through to a formal dining room ideal for entertaining
- Two independent annexes providing exceptional flexibility for multi-generational living, guests or income potential
- Detached single-storey Annexe Two with ensuite bedroom and kitchenette, ideal for an au pair or long-term guests
- Beautifully established gardens with paved terraces, manicured lawns and a high degree of privacy

The Property

This charming and versatile, Grade II listed, three bedroom, two-bathroom family residence offers a wealth of accommodation, blending traditional living with exceptional ancillary spaces.

The Setting

Set amidst gently rolling Essex countryside, Debden is a popular and well-served village offering an appealing balance of rural charm and everyday convenience. The village enjoys a strong community feel, centred around its green, well-regarded primary school, local shop and traditional public house. Surrounded by open farmland and scenic walking routes, Debden is ideal for those who enjoy the outdoors while remaining well connected.

Saffron Walden's historic market town is just a short drive away, providing a wide range of independent shops, cafés and leisure facilities, while Audley End and its station offer mainline rail services into London Liverpool Street. Road links are equally convenient, with easy access to the M11 and A11, making Debden a practical choice for commuters. With its attractive setting, accessible location and village atmosphere, Debden continues to be a sought-after place to live.

The Accommodation

Grade II listed and rich in character, Ivytodd Cottage is a charming and highly versatile country home, offering beautifully balanced accommodation alongside a rare collection of ancillary spaces. Thoughtfully arranged, the property provides comfortable family living while lending itself perfectly to multi-generational arrangements, guest accommodation or home-working — all within a wonderfully private setting.





The accommodation at Ivytodd Cottage is both generous and thoughtfully arranged, offering a natural flow that suits everyday family life while remaining equally well suited to entertaining.

The ground floor opens via a welcoming entrance hall, setting the tone for the character and proportions found throughout the house. The principal sitting room is a warm and inviting space, enjoying views and direct access to the garden, and providing an ideal setting for relaxed evenings. Double doors connect through to a bright and well-proportioned dining room, creating a flexible layout that works beautifully for both formal occasions and informal gatherings.

At the heart of the home lies the expansive kitchen/breakfast room — a true family hub, offering ample space for cooking, dining and socialising. Well laid out and supported by a practical utility room and cloakroom, this space is designed for modern living while retaining a strong sense of comfort and practicality.



To the far wing of the house, a dedicated study provides a quiet and secluded workspace, ideal for home working or reading, positioned conveniently alongside a well-appointed family bathroom, further enhancing the flexibility of the ground-floor accommodation.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying a pleasant outlook over the surrounding grounds. The principal bedroom is particularly generous, offering a calm and restful retreat.

The remaining bedrooms are served by a centrally positioned family bathroom, while the landing provides excellent circulation and useful storage, ensuring the house functions comfortably as a family home.

Outside

The property is set within beautifully established grounds that offer a rare degree of privacy and versatility. The exterior is anchored by a substantial double garage, which serves as the base for the first annexe. For those seeking a dedicated wellness or professional space, a separate, well-proportioned gym/office building is situated within the garden, providing an ideal retreat from the main house. The expansive plot features a blend of paved terrace areas—perfect for al fresco dining—and manicured lawns, all coming together to create a sophisticated outdoor environment that complements the extensive internal accommodation.

Situated above the double garage, **Annexe One** offers a fully self-contained suite, ideal for guests or multi-generational living. The upper floor comprises a large bedroom with integrated storage and a private en-suite shower room, while a kitchenette at ground-floor level allows for complete independence from the main house.

Annexe Two provides further versatility and is arranged as a detached, single-storey building. It incorporates a spacious bedroom with en-suite facilities and a secondary kitchenette, making it perfectly suited to long-term guests, an au pair, or independent living. Positioned adjacent to the gym/office building, this annexe also lends itself well to home-working or creative use.

Services

Mains electric and water are connected. Oil fired central heating. Private drainage via a bio disc system. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – C17-C18 timber-framed and plastered building

Local Authority – Uttlesford District Council

Council Tax– D









Approximate Gross Internal Area
 Main House 1615 sq ft (150 sq m)
 Outbuildings 1200 sq ft (111 sq m)
 Total 2815 sq ft (262 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photobausgroup.co.uk

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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