



Howlett Cottage, Wimbish, Saffron Walden
CB10 2XW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Howlett Cottage

Wimbish | Essex | CB10 2XW

Guide Price 750,000

- Beautifully presented four-bedroom detached 'Grade 2' Listed cottage, combining original character features with stylish contemporary finishes throughout.
- Approximately 2,000 sq ft of versatile accommodation, including multiple reception rooms and a dedicated home office.
- Stunning kitchen/breakfast room with central island, ideal for modern family living and entertaining.
- Principal bedroom suite with walk-in wardrobe and en-suite shower room, complemented by two further well-proportioned bedrooms.
- Mature and private gardens with an extensive covered terrace, creating superb outdoor entertaining and dining space.
- Detached annex/studio with shower room and storage, offering excellent potential for home working, guest accommodation or ancillary living space.

The Property

A truly charming 4 bedroom detached period family home of character, greatly improved by the current owners to provide a delightful blend of original features and cottage charm and modern practicality. The property sits on a generous plot, which is mature and wonderfully private with the benefits of a detached annex/studio.

The Setting

Howlett End is a charming hamlet within the parish of Wimbish, set amidst rolling North Essex countryside yet only a few miles from the historic market town of Saffron Walden. It is a location that offers the best of both worlds – peaceful rural surroundings with fields, bridleways and woodland walks on the doorstep, while being within easy reach of excellent amenities, schools and transport connections.

Wimbish itself is a traditional and well-served village with a highly regarded primary school, parish church, village hall and an active community. Everyday shopping and leisure facilities can be found in nearby Saffron Walden, with its wealth of independent shops, cafés, restaurants and a twice-weekly market. For commuters, Audley End station (approx. 6 miles) provides regular services into London Liverpool Street, while the M11 gives fast road access to Cambridge, Stansted Airport and beyond.

For families, there are excellent schooling options close by, with well-regarded state and independent schools in both Saffron Walden and Cambridge. For leisure, the surrounding countryside provides a network of footpaths and cycle routes to explore, along with golf clubs, equestrian centres and traditional country pubs. Howlett End is a delightful setting – tranquil, well connected and ideally placed for enjoying both village life and the wider attractions of this highly sought-after part of North Essex.





The Accommodation

Occupying a delightful position within the charming hamlet of Howlett End, surrounded by rolling North Essex countryside, Howlett Cottage is a beautifully presented four-bedroom detached period home that perfectly balances character, charm and contemporary family living. Thoughtfully improved by the current owners, the property retains an abundance of original features whilst offering the comfort and practicality required for modern lifestyles.

The accommodation extends to approximately 2,000 sq ft and is arranged around a welcoming entrance hall, leading through to a series of wonderfully characterful reception spaces. Exposed timbers, brick fireplaces and attractive period detailing combine to create an atmosphere of warmth and authenticity throughout. The sitting room is a particularly inviting space, centred around a striking fireplace, whilst the separate dining room provides an ideal setting for both formal entertaining and everyday family life.

At the heart of the home lies a stunning kitchen/breakfast room, comprehensively updated to create a stylish and sociable space, featuring a large central island, quality cabinetry and generous work surfaces, it offers the perfect



environment for cooking, gathering and entertaining. Beyond, a useful utility room, cloakroom and dedicated home office (or fourth bedroom) provide excellent practicality for modern family requirements.

The first floor offers three well-proportioned bedrooms, including an impressive principal suite complete with walk-in wardrobe and en-suite shower room.

The remaining bedrooms are served by a beautifully appointed family bathroom, all finished to an excellent standard and continuing the property's blend of character and contemporary styling.

Outside

Externally, Howlett Cottage enjoys a mature and wonderfully private plot, with extensive lawned gardens bordered by established trees and hedging. A large, covered terrace provides an exceptional outdoor entertaining space, creating a seamless connection between house and garden and offering the perfect setting for al fresco dining throughout the seasons.

A particular feature of the property is the detached annexe/studio building, offering excellent versatility. Currently arranged as office and studio space with its own shower room and storage, it lends itself to a variety of uses including guest accommodation, home working, creative pursuits or potential ancillary living space, subject to any necessary consents.

Services

Mains electric and water is connected, private drainage via a septic tank. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – detached

Property Construction – Standard Construction

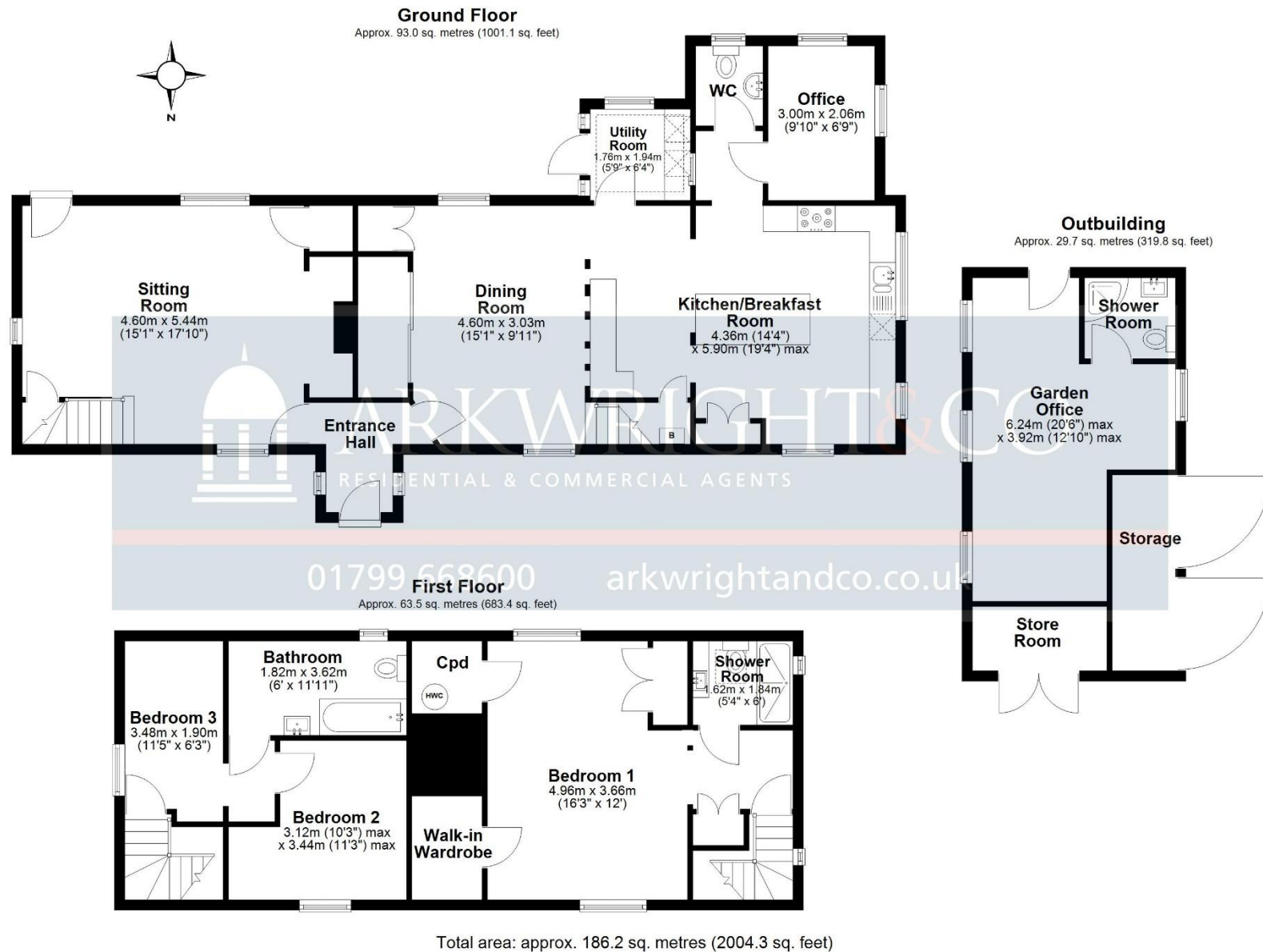
Local Authority – Uttlesford District Council

Council Tax– F









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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS