



Farthing Green, Ickleton Road
CB11 4LT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Farthing Green

Ickleton Road | Elmdon | CB11 4LT

Offers Over £1,250,000

- Exquisite Grade II listed character home of over 4,500 sq. ft, featuring magnificent inglenook fireplaces, heavy exposed oak timbers, and original brickwork throughout
- Generous 0.55 acre plot with beautifully landscaped gardens with mature specimen trees and sun-drenched terraces
- Impressive leisure & outbuildings, comprising a large, detached pool house, a versatile garage and double carport, and a substantial cellar providing extensive storage or hobby space
- Situated in the heart of Elmdon, this home is offered with no upward chain, balancing country living with excellent transport links

The Property

Farthing Green is a stunning Grade II listed period residence extending to over 4,500 sq. ft. Nestled within an attractive 0.55-acre plot in the heart of the picturesque village of Elmdon, the property features a wealth of original character, a detached pool house, and versatile outbuildings. It represents a rare opportunity to acquire a quintessential English country home that offers both timeless charm and modern family functionality. Offered with no upward chain.

The Setting

Farthing Green occupies a prestigious, central position within the picturesque North Essex village of Elmdon, a tranquil setting celebrated for its rolling countryside and historic charm on the borders of Cambridgeshire and Hertfordshire. While the village itself offers a peaceful, rural lifestyle with amenities centered around the St Nicholas Church, the village hall, and a well-regarded recreation ground with a cricket pitch, it remains exceptionally well-connected to nearby hubs for modern conveniences. The historic market town of Saffron Walden is just 5.6 miles away, providing extensive shopping including Waitrose and Tesco, while the village of Ickleton (approx. 3 miles) offers a local shop and post office. For commuters, the area is highly strategic: Audley End Station is located approximately 4.5 miles away, offering direct rail links to London Liverpool Street and Cambridge, while road access is superb with the M11 (J9a) and Duxford interchange (J10) both within 6 to 7 miles, providing swift routes to Stansted Airport, the M25, and the A14.

The Accommodation

The ground floor of Farthing Green is a masterclass in period charm, seamlessly blending grand entertaining spaces with practical, everyday living. Upon entering through the inviting entrance hall, you are greeted by an array of reception rooms that showcase the property's rich architectural heritage, including heavy exposed timber beams, original brickwork, and impressive inglenook fireplaces that serve as the heart of both the sitting and additional reception room. The formal dining room exudes





historic character with its dark wood flooring and leaded windows, providing an atmospheric setting for hosting. The dual-aspect sitting room offers a bright yet cozy retreat, while a dedicated study provides a quiet space, perfect for a home office.

The farmhouse-style kitchen is both beautiful and functional, featuring a classic Rayburn set within a tiled recess, bespoke cabinetry, and warm quarry-tiled flooring. In addition, there is a utility room with rear access and a discreet cloakroom. Adding to the home's impressive versatility, a staircase leads down to a substantial cellar, providing excellent additional storage or potential for a variety of uses.

The first floor of Farthing Green is a testament to the home's historic integrity, offering a collection of beautifully proportioned bedrooms that are rich in period detail. The principal suite is a particular highlight, featuring impressive ceiling heights, original wide-plank timber flooring, and a striking brick fireplace with a wood-burning stove, creating a truly serene retreat. This room is complemented by a sophisticated en suite shower room, finished with elegant tongue-and-groove panelling and marble-topped vanities. Throughout the upper level, the interplay of heavy exposed oak



studwork and soft, lime-washed walls creates a sense of warmth and timelessness, with each room enjoying delightful, elevated views over the surrounding gardens and rolling Essex countryside.

The remaining accommodation is equally charming with its own unique character and vibrant palette. These rooms are served by a spacious family bathroom with high-quality fixtures that respect the property's heritage.

A further staircase leads to the second floor, where a fifth bedroom and additional loft space offer excellent flexibility for guests or a growing family. The landing areas, characterized by their sloping eaves and leaded light windows, serve as an atmospheric gallery connecting these wonderfully inviting living quarters.

Outside

Farthing Green is set within an exceptional plot extending to approximately 0.55 acre, offering a quintessential English country garden feel. The grounds are beautifully established, featuring expansive manicured lawns interspersed with a variety of mature specimen trees, vibrant perennial borders, and structured hedging that ensures a high degree of privacy. Several paved terrace areas provide the perfect vantage point for outdoor entertaining or quiet reflection, capturing the sun throughout the day and offering a seamless transition from the house to the outdoor spaces.

The external amenities are as impressive as the grounds themselves, headlined by a substantial pool house which provides a fantastic leisure space regardless of the season.

Additionally, the property benefits from a versatile range of outbuildings, including a garage, a double car port, and significant storage space, all accessed via a sweeping gravel driveway that provides ample parking for multiple vehicles.

This generous outdoor environment perfectly complements the home's historic character, offering a rare sense of space and tranquility in the heart of this sought-after village.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is variable.

Tenure – Freehold

Property Type – Detached

Property Construction – built circa 1600. Timber-framed and plastered house

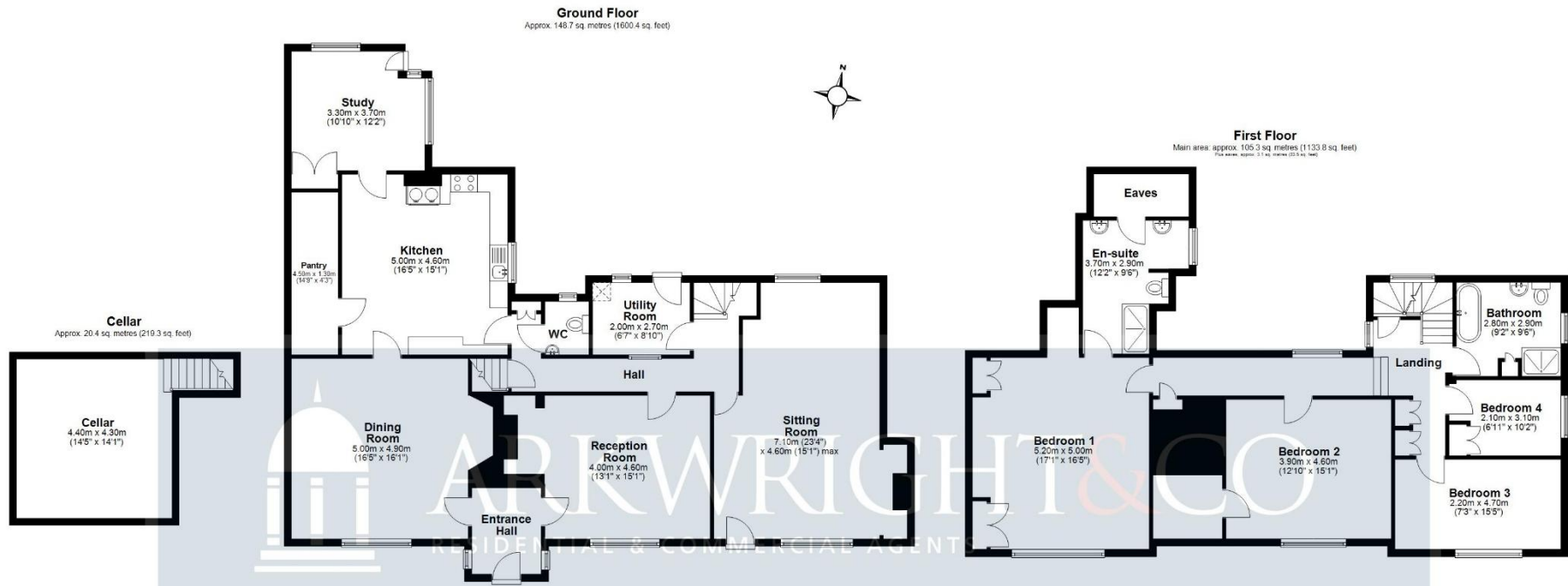
Local Authority – Uttlesford District Council

Council Tax – G



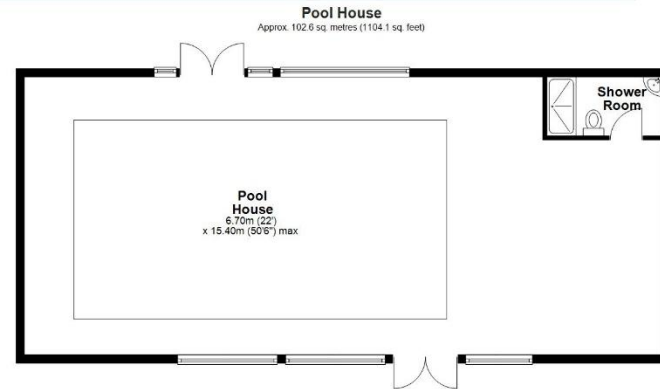
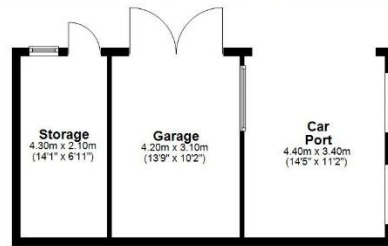






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Main area: Approx. 426.6 sq. metres (4592.1 sq. feet)
Plus left space: approx. 15.8 sq. metres (169.8 sq. feet)
Plus eaves: approx. 3.1 sq. metres (33.5 sq. feet)

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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