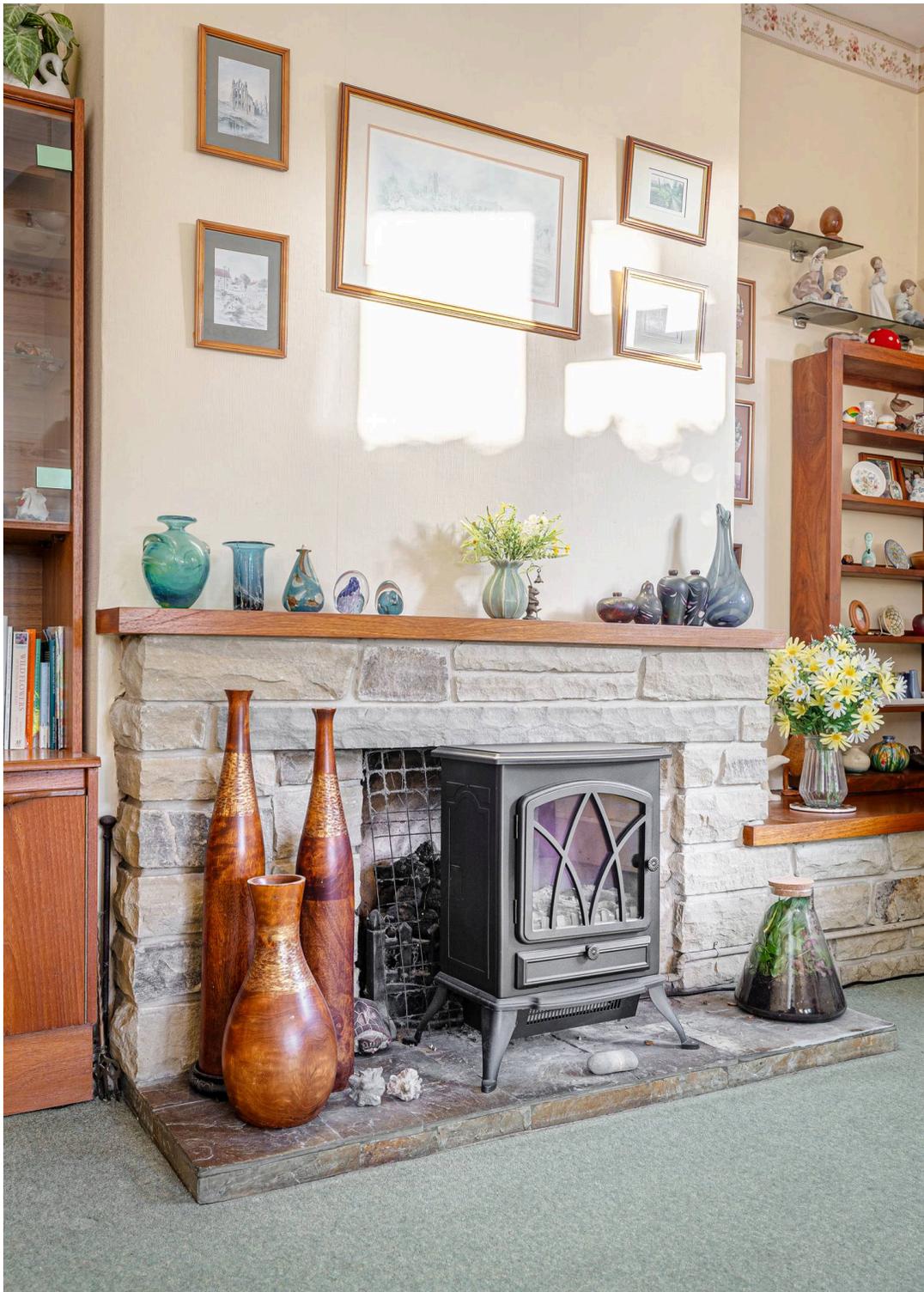




Larch Mount
Frambury Lane, Newport





Larch Mount

Frambury Lane, Newport

A fantastic opportunity to acquire a 4-bedroom detached **timber-framed** home built in 1909, which was extended in 1979, in a highly sought-after location within Newport. This property offers brilliant renovation potential, allowing the new owner to create a stylish and modern living space to suit their tastes.

Downstairs comprises three bedrooms, a large open-plan living/dining area, and a good-sized kitchen that overlooks the very generous garden—perfect for family life and entertaining. There is a driveway providing ample parking, along with a single garage.

Upstairs offers the exciting opportunity to create a completely private, self-contained 1-bedroom apartment, ideal for rental income or extended family use, but it can equally be reconfigured back into a spacious modern family home.

Situated in a lovely location within Newport, this property is close to local amenities and transport links, making it an ideal choice for families or those seeking a project with huge potential.

Agents Notes:

70% Timber frame

Tenure: Freehold

EPC Band TBC

Uttlesford District Council - Tax Band E - £2,735pa

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Superfast Available, 20 Mbps (Ofcom)





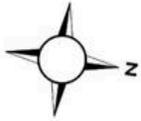
Location:

Newport is a highly sought-after village located just a short distance from the historic market town of Saffron Walden. The village offers a peaceful, rural setting while remaining within easy reach of local amenities, schools, and excellent transport links, including access to nearby Cambridge and London. Residents enjoy a strong sense of community, picturesque surroundings, and convenient access to countryside walks. The area is ideal for families, professionals, and anyone looking for a combination of village charm with modern convenience.

Key Features:

- 4-bedroom detached property
- Fantastic renovation potential
- Great-sized garden
- Easy walk to Newport train station
- Ample parking and a single garage

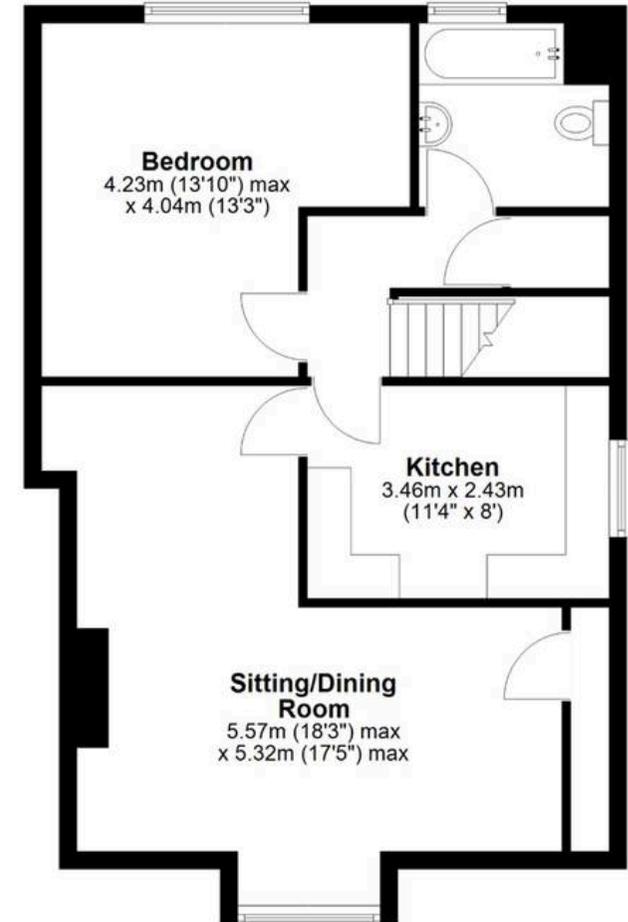




Ground Floor



First Floor



Gross Internal Floor Areas
Ground Floor 98 sqm (1059 sqft) excluding Garage
First Floor 61 sqm (654 sqft)
Total 159 sqm (1713 sqft)



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Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

01799 334431 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.