



Rose Cottage, Camps Road
CB9 7AS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Rose Cottage

Camps Road | Hellions Bumpstead | CB9 7AS

Guide Price £650,000

- An attractive three bedroom, two bathroom detached period cottage
- Extending to approx. 2,459 sq ft including outbuildings and studio
- Abundance of character including original exposed beams and inglenook fireplace
- Bespoke kitchen/breakfast room with adjoining conservatory
- Two reception rooms
- Three double bedrooms & first floor shower room
- Detached garage with storage above
- Off road parking
- Beautiful plot nestled away in rolling countryside
- Offered with no upward chain

The Property

A quintessential three bedroom detached English cottage wrapped in charm, rich in character, and set in magical, mature gardens with a versatile detached studio. Offered with no upward chain.

The Setting

Helions Bumpstead is a delightful rural village located on the Cambridgeshire/Suffolk/Essex borders. It offers a country pub within the village. The nearby village of Steeple Bumpstead has a good range of facilities including a shop, public houses, petrol filling station and a well-regarded school. The town of Haverhill with its more comprehensive facilities is around 4 miles away. Saffron Walden is around 10 miles with Audley End rail station nearby and London Stansted Airport is around 20 miles away.

The Accommodation

Hidden away on a peaceful country lane, Rose Cottage is an enchanting thatched home that perfectly blends period character with modern comfort all set within beautifully established gardens that border open countryside. Behind the distinctive thatched roof, the accommodation unfolds into a warm and wonderfully characterful interior. Step inside Rose Cottage and you're instantly wrapped in a sense of warmth, character and countryside charm. This is a home that wears its history with pride, from the wealth of exposed beams and timber floors that have been polished by generations past.





The ground floor offers a wonderfully traditional layout, with a cosy and characterful sitting room at its heart. Here, the impressive inglenook fireplace with iron hood creates a natural focal point, perfect for winter evenings by the fire. Natural light streams through cottage-style windows, giving this space a soft, comforting ambience, enhanced by low ceilings, limewashed walls and oak timbers.

Beyond the sitting area, the dining space flows effortlessly into a welcoming, farmhouse-style kitchen — a room clearly designed to be lived in and loved. Fitted with bespoke Elm cabinetry, a butler sink and range cooker, it's full of rustic appeal, while triple-aspect windows frame leafy green views of the gardens. From here, French doors open through to the stunning garden room/conservatory a bright and airy space with a glazed roof and wraparound windows that create a truly immersive connection with the outdoors. Ideal as a breakfast room, studio or place to unwind with a book in the sunshine. Tucked behind the kitchen, a practical utility/boot room provides excellent space for laundry and storage, with a door leading out to the rear garden.

The ground floor also benefits from a bathroom complete with roll-top bath and stained-glass accents, offering flexibility for guests or single-level living.



Head upstairs via the charming wooden staircase and you'll find three beautifully individual bedrooms, each full of period quirks and angled ceilings. The principal bedroom enjoys dual-aspect views and generous proportions, while the two additional rooms make perfect guest bedrooms or spaces for children, home working or hobbies. All rooms enjoy natural light, original floorboards, and views of the surrounding gardens and countryside.

A further shower room with twin basins and decorative tiling completes the first-floor accommodation.

Outside

The gardens feel like something from a storybook — a winding Sandstone slab path leads through lawns, rose beds, fruit trees and native planting, down to a shaded pond framed by trees and wildflowers. Mature hedging offers total privacy, and the overall effect is one of peace, seclusion and gentle country life. In addition, there is an outbuilding providing a useful storage area and log store.

One of the most appealing features is the detached barn-style outbuilding, set across from the cottage with its own double garage, and an excellent studio with shower room above — ideal for guests, home working or income potential (subject to permissions). The rustic external staircase, weatherboarding and pitched roof echo the cottage's historic charm.

Services

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

Tenure – Freehold

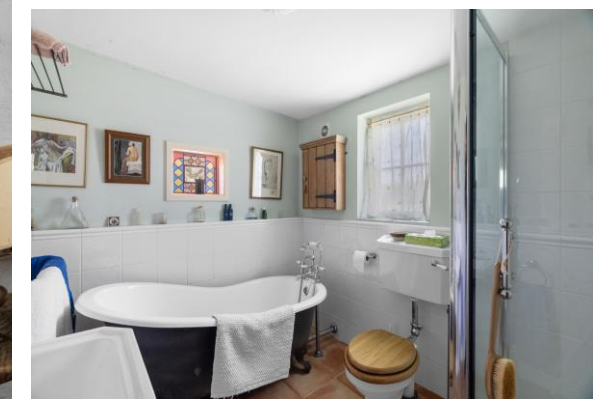
Property Type - Detached

Property Construction – Timber framed and plastered with thatched roof

Local Authority – Uttlesford District Council

Council Tax – D



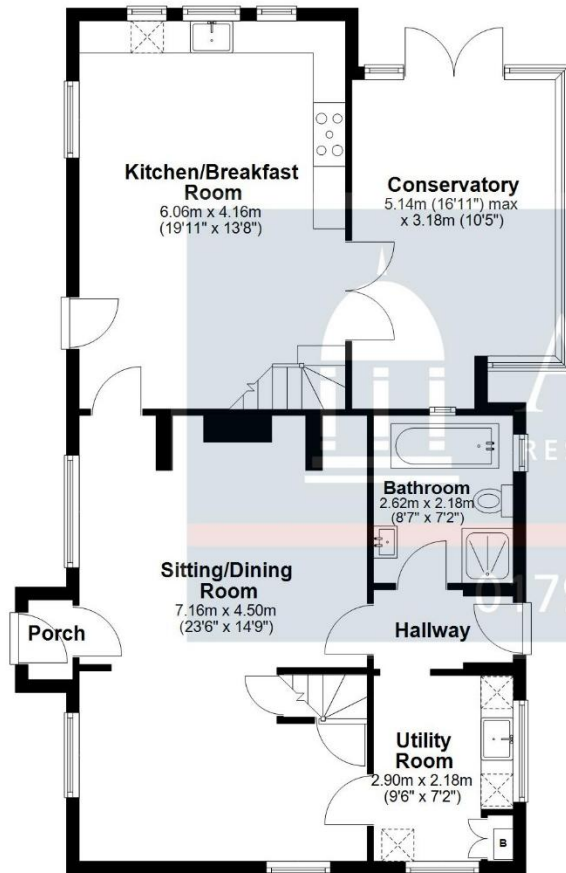






Ground Floor

Approx. 90.7 sq. metres (976.7 sq. feet)



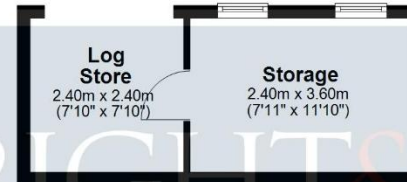
First Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



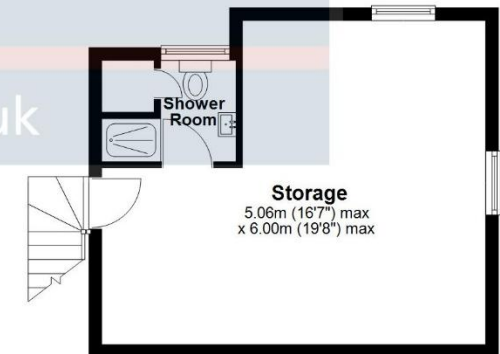
Outbuildings

Approx. 50.9 sq. metres (547.9 sq. feet)



Outbuilding First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 228.5 sq. metres (2459.1 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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