



Homestead Farm, Ashdon Road
CB10 2UA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Homestead Farm

Ashdon Road | Radwinter | CB10 2UE

Guide Price £550,000

The Property

An increasingly rare opportunity to acquire a traditional agricultural barn with the benefit of planning permission for conversion into two individual dwellings, set within a quietly tucked-away yet highly accessible position on the edge of Radwinter. The site enjoys approved planning permission (UTT/22/0845/FUL)

The Setting

Situated on the western approach to the highly sought-after village of Radwinter, Ashdon Road offers an enviable balance of pastoral charm and modern convenience. This scenic location is just a short stroll from the heart of the village, where residents benefit from an array of local amenities including the Top Horse public house, the historic St. Mary the Virgin Church, and the Radwinter C of E Primary School, which is renowned for its strong community ties. For a wider selection of shopping and leisure facilities, the bustling market town of Saffron Walden is located approximately 5 miles to the west, while the nearby Radwinter Wild Game provides a taste of local artisan produce right on the doorstep. Transport links are excellent for the professional commuter, with Audley End Station situated just 7 miles away offering frequent services to London Liverpool Street and Cambridge, and the M11 motorway (Junction 8) and Stansted Airport are both accessible within a 15-mile drive. This premier address perfectly captures the essence of North Essex village life, providing a peaceful retreat with the historic city of Cambridge also within easy reach at just 18 miles distant.

The Accommodation

Occupying a delightful semi-rural setting, Homestead Farm presents a compelling proposition for those seeking to create a pair of distinctive homes within a characterful structure, surrounded by open countryside and enjoying a true sense of space and privacy. The consented scheme offers a thoughtful and well-balanced approach, allowing for the creation of two separate dwellings, each with its own identity, whilst respecting the agricultural origins of the building. The existing barn, rich in inherent character and agricultural charm, provides an excellent canvas for conversion. The approved plans allow for the introduction of contemporary design elements—glazing, open-plan living spaces and vaulted volumes—carefully integrated to complement the building's original form. The result is a scheme that blends modern living with a sense of rural authenticity, creating homes that feel both striking and sympathetic to their surroundings.

Outside

Externally, the site extends to approximately 0.5 acres, offering generous outside space for each dwelling. The setting is particularly appealing, with far-reaching views across gently undulating countryside and a peaceful backdrop that enhances the overall sense of seclusion without compromising convenience.

Services

Purchasers should satisfy themselves to the adequacy and availability.

Viewings

The plot may be inspected by prior appointment with Arkwright & Co, Telephone: 01799 668600

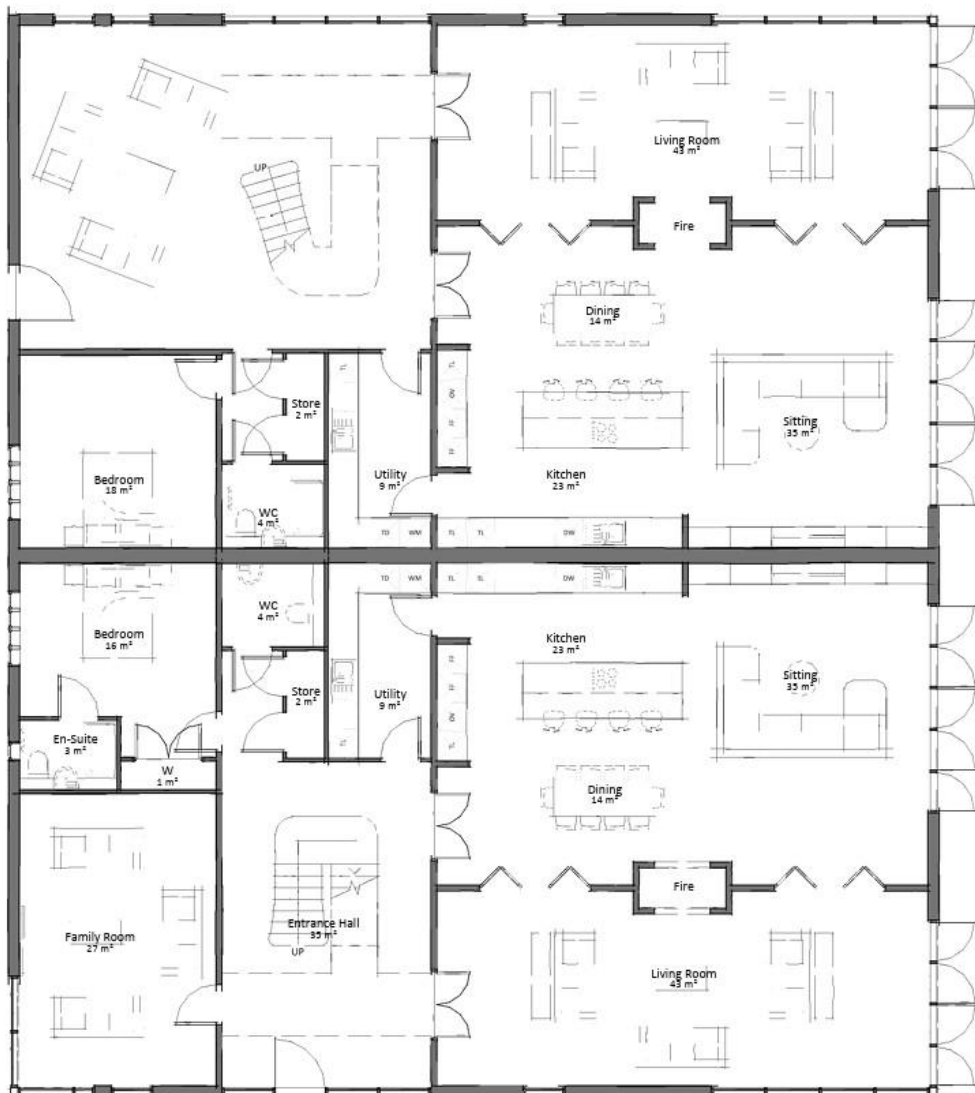




Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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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