



Nats, Bull Lane
CB11 4RU



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Nats

Bull Lane | Langley Upper Green | CB11 4RU

Guide Price £495,000

- Quintessential Grade II listed charm, blending historic character with a high-specification modern interior
- Expansive open-plan living with an impressive, vaulted kitchen/dining room with bi-fold doors
- Wonderful internal accommodation with a traditional fireplace and two atmospheric first-floor bedrooms with unique architectural details
- Generous external space including rear garden and a driveway providing off-street parking for two vehicles leading to a detached garage

The Property

A superb Grade II listed, three-bedroom detached cottage of character, this property occupies a pleasant and elevated position set on the edge of this highly popular village. Combining quintessential thatched charm with a stylish, modernised interior, the home features a light-filled kitchen/dining room with bi-fold doors leading to a spacious rear garden and a detached garage.

The Setting

Situated in the heart of the prestigious and tranquil village of Langley Upper Green, Bull Lane offers a quintessential rural lifestyle defined by its iconic cricket green and sweeping Essex countryside views. This premium location perfectly balances seclusion with accessibility, sitting just 6.5 miles (approx. 12 minutes) from Audley End Station, which provides a direct mainline link to London Liverpool Street in under an hour. Residents enjoy a wealth of local charm, with the award-winning pubs of Clavering and Barkway only a short drive away, while the comprehensive shopping, elite schooling, and cultural amenities of Saffron Walden (8.5 miles) and Bishop's Stortford (10.5 miles) are easily reachable. With the M11 within 12 miles, Bull Lane represents an ideal retreat for those seeking a peaceful, community-focused environment without compromising on modern connectivity.

The Accommodation

A charming blend of period character and contemporary refinement, the ground floor opens up into an expansive, light-filled kitchen/dining room designed for modern living; this impressive space boasts a vaulted ceiling with recessed lighting, a central island, and high-quality cabinetry paired with wooden work surfaces and a range-style cooker. Large bi-fold doors seamlessly connect the interior to the private rear garden, creating a perfect environment for indoor-outdoor entertaining. To the front a generous sitting room is framed by original exposed timber beams and a traditional fireplace create a warm, inviting atmosphere, further enhanced by elegant herringbone flooring and dual-aspect





windows. Adjacent to this, a versatile study/ bedroom three provides an ideal space for a home office, leading through to a central hallway that serves a beautifully appointed family bathroom featuring a classic roll-top clawfoot bath and modern tiling.

The first floor is accessed via a staircase leading to a central landing, where the cottage's architectural heritage is on full display with exposed brickwork and original wall timbers. The principal bedroom features a vaulted ceiling with rustic ceiling joists, clever eaves storage, and a large window that invites ample natural light. Completing the upper level is a second bedroom, equally rich in character with its sloping ceilings and timber accents, currently utilized as a home office but offering versatile potential as a guest room or nursery.

Outside

The front of the property is framed by a mature hedge providing excellent privacy, with a driveway to the side offering off-street parking for two vehicles. This also allows access to the detached garage, which benefits from power and light. To the side, a gate provides secure access to the deceptively spacious rear garden, which has been thoughtfully landscaped for both relaxation and practicality. The garden is laid partially to lawn and features a substantial timber shed and neatly arranged raised flower beds. For those who enjoy outdoor entertaining, a slated area immediately



adjacent to the bi-fold doors provides a perfect, low-maintenance space for alfresco dining while overlooking the peaceful surroundings.

Services

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

Tenure – Freehold

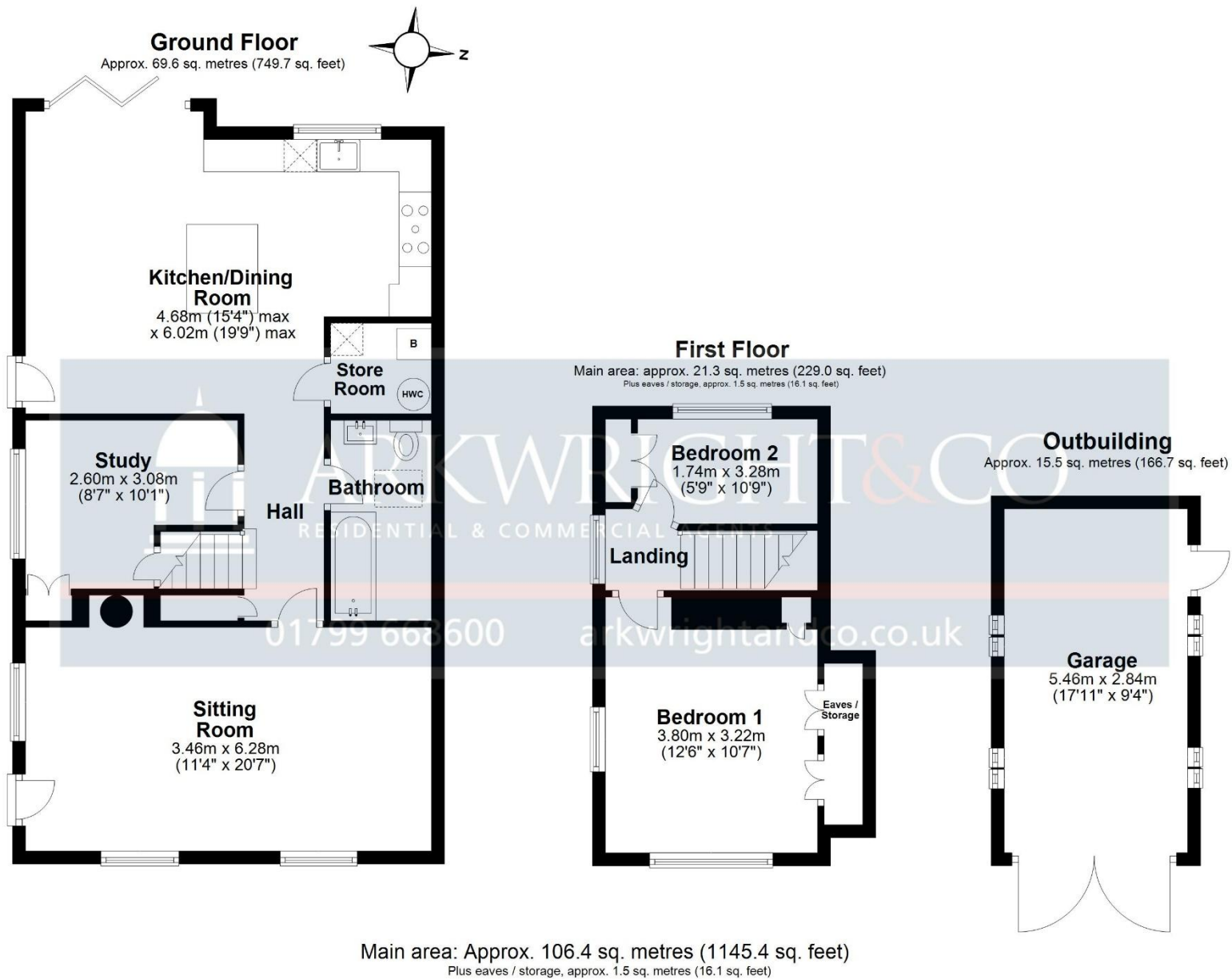
Property Type – Detached

Property Construction – C18-C19 timber-framed and plastered building

Local Authority – Uttlesford District Council

Council Tax – E





Floor plan for guidance only
Plan produced using PlanUp.

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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