



Hollyhock Cottage, Bilden End, Chrishall, SG8 8RG

**CHEFFINS**

## Bilden End

Chrishall,  
SG8 8RG

An exciting and unique opportunity to acquire a most impressive Grade II listed detached Period residence, believed to date back to the early 17th century, with more recent additions including a stunning extension in English oak timber frame with traditional pegged joints by carpenter Oak and Woodland Limited from the south west. The property has been extensively improved by the current vendors and retains many fine character features including a wealth of exposed beams and timbers and feature fireplaces. The property provides versatile and well proportioned accommodation extending to about 2740 sqft plus a superb detached home office which overlooks the paddocks and is cabled for Cat6 and has both BT and fibre. The beautiful and mature grounds extend in all to about 3.5 acres and provide an excellent opportunity for a prospective buyer seeking outstanding equestrian facilities which include detached stable block, tack room and hayshed, automatic drinkers and heated cables. The land edged in red on the accompanying plan is available by separate negotiation.

5 3 4

Guide Price £1,650,000





## LOCATION

Hollyhock Cottage occupies a truly idyllic and tranquil setting at the end of a picturesque no-through lane and enjoys a wonderful vista and delightful views over surrounding farmland and countryside. Bilden End is a small rural hamlet of cottages and farms and is located within 0.5 miles from the highly sought after village of Chrishall which borders the counties of Hertfordshire, Essex and Cambridgeshire and has its own primary school, fine church and inn/restaurant. The village is conveniently placed for access to the market towns of Saffron Walden and Royston and is located about 15 miles south west of the university City of Cambridge. For the commuter there are main line stations at Audley End and Royston and excellent access to major routes including the M11 motorway.

**WOOD PANELLED FRONT ENTRANCE DOOR**  
to:

**RECEPTION HALL**

with tiled floor, traditional style radiator, high semi-vaulted ceiling open to the full height of the property, wealth of exposed beams and timbers and steps up to:

**CLOAKROOM**

with integrated wash hand basin, cupboards below, low level w.c., ceramic tiled splashbacks, coat hooks, radiator, sealed unit double glazed windows to side aspect.

**PRINCIPAL RECEPTION ROOM**

An atmospheric living room with feature Inglenook style fireplace with a woodburning stove set on a raised brick hearth, exposed brick chimney breast, traditional style radiators, exposed beams and timbers, full height sealed unit double glazed windows to side aspect overlooking the courtyard gardens, sealed unit double glazed windows to rear aspect and full height sealed unit double glazed windows overlooking the principal gardens.

**RAISED INNER HALL**

with natural oak flooring and staircase leading off to first floor and the galleried style landing, full height sealed unit double glazed windows overlooking the secluded courtyard area to rear, door through to Dining Room and access to the Inner Study and Door through to:

**SITTING ROOM/FAMILY ROOM**

with feature brick fireplace with oak bressumer over, stone tiled hearth and wood burning stove, natural oak flooring, radiator, exposed timbers, triple aspect sealed unit double glazed windows overlooking the gardens to front, side and rear.

**STUDY**

with radiator, windows to front aspect, fitted desktop with shelves above, exposed timbers, oak flooring.

**DINING ROOM**

with double radiator, oak flooring, wealth of exposed beams and timbers, door leading to front of the property, feature Inglenook style fireplace with brick hearth (currently sealed) and exposed brick chimney breast and wealth of exposed beams and timbers and opening through to:

**KITCHEN/BREAKFAST ROOM**

A most stylish and traditional farmhouse style kitchen with Inglenook style fireplace incorporating Aga with granite worktops to either side, cupboards beneath, tiled area behind, wealth of exposed beams and timbers, further recess to the side of the fireplace incorporating base unit with granite worktops, drawers and cupboards below and an integrated Neff oven with 4 point induction hob and contemporary style extractor cooker hood above, further large base unit incorporating a butler sink with mixer taps and cupboards below, granite worktops to either side with further cupboards beneath and an integrated Neff dishwasher, pull-out bin store, integrated refrigerator and shelved larder unit, range of wall storage cupboards and glass fronted display cabinets above, further base unit with wooden worktop, cupboards and drawers beneath, central shelves with pull-out baskets, further shelving and a central island with granite worktop, cupboards and drawers beneath, underfloor heating, sealed unit double glazed windows to front aspect, door through to:

**UTILITY ROOM**

with an inset sink unit with mixer taps and cupboards beneath, base units comprising worktops with space and plumbing for washing machine, space for tumble dryer, wall storage cupboards, sealed unit double glazed windows to side aspect, Potterton boiler, space for upright fridge/freezer, ceramic tiled floor, underfloor heating, sealed unit double glazed windows to side aspect, wealth of exposed timbers and a stable door leading to secluded courtyard style garden area.

**FIRST FLOOR GALLERIED STYLE LANDING**

with a wealth of exposed timbers open to the full height of the building with high semi-vaulted ceiling, 4 double glazed Velux windows, door to:

**PRINCIPAL BEDROOM SUITE**

comprising Bedroom 1 with radiator, high vaulted ceiling with a wealth of exposed timbers, sealed unit double glazed windows to side overlooking the gardens, door to:

**ENSUITE BATHROOM/SHOWER ROOM**

A luxuriously appointed room with a freestanding bath, vanity style unit incorporating wash hand basin, drawers below, wall mirror, ceramic tiled splashbacks above, electric shaver socket, walk-in shower cubicle with glazed door, large head shower and handheld shower unit, low level w.c., and exposed timbers open to the vaulted ceiling, double glazed windows to side aspect, extractor fan, underfloor heating, radiator.

**FROM THE GALLERIED STYLE LANDING**

there is an opening to:

**INNER LANDING AREA**

with wealth of exposed timbers, radiator, built-in cupboard housing hot water cylinder, sealed unit double glazed windows to rear aspect, steps up to:

**REAR LANDING**

and door off to:

**BEDROOM 2**

with a large fitted desktop/dressing table with drawers beneath, worktop to side, cupboards and drawers beneath, wealth of exposed timbers, sealed unit double glazed windows to side aspect, radiator, door to large built-in wardrobe/storage cupboard and door to:

**ENSUITE SHOWER ROOM**

with walk-in tiled shower cubicle, glass sides and door, wall mounted shower unit, vanity style unit with wash hand basin, ceramic tiled splashbacks, wall mirror above, low level w.c., radiator, exposed beams and timbers, heated towel rail.

**BEDROOM 3**

with exposed timbers, radiator, central desktop set into recess with built-in shelved storage cupboards and wardrobe to either side, sealed unit double glazed windows to side aspect.

**BEDROOM 4**

with radiator, exposed brick chimney breast, exposed beams and timbers, radiator, sealed unit double glazed windows to front aspect.

**BEDROOM 5**

with radiator, exposed beams and timbers and feature cast iron firegrate, exposed brick chimney breast, sealed unit double glazed windows to front aspect.

**FAMILY BATHROOM**

with white suite comprising bath with shower attachment above, glazed shower screen, ceramic tiled walls around, inset wash hand basin, worktops to side, cupboards below, low level w.c., vertical wall mounted radiator/towel rail, underfloor heating, sealed unit double glazed windows to front aspect, exposed timbers.

**OUTSIDE**

There are a pair of 5-bar gates leading to a sweeping shinglestone driveway which in turn leads to an extensive courtyard style parking and turning area and a DETACHED OPEN BAY CART LODGE with high vaulted ceiling, a raised first floor storage platform, light and power. Immediately to the side of the house there is also a delightful garden area and orchard and most attractive gardens which are laid to lawn with a central paved terrace and pathways leading to the property itself and further gated access leading to the secluded courtyard style garden area to the side of the property.

The grounds which are a very special feature of the property provide separate paddock areas, which are fenced and watered.

Adjacent to the garden there are mature hedging and very well stocked borders and a great variety of mature shrubs. The driveway extends around the property and leads to the DETACHED STABLE BLOCK which includes a tack room and 3 loose boxes with water connected, light and power, further gated access at the far end leading to a STORE and further timber shelter adjacent. Beyond this area there is a large garden pond and further pathways extending to a grassed area adjacent with many mature shrubs and trees and a DETACHED TIMBER STUDIO/HOME OFFICE which has natural wood style flooring, full height sealed unit double glazed bi-fold doors which open onto a timber deck and from this viewpoint the studio enjoys wonderful and far reaching views over the paddocks and adjoining farmland and countryside.

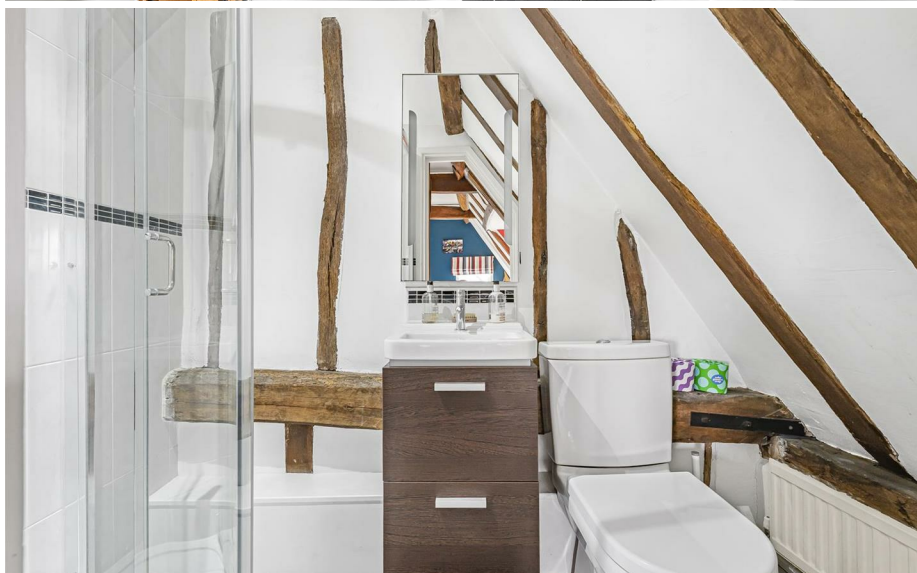
**AGENTS NOTE**

The stable block originally had three small pony/small horse stables, two of these have been extended to large stables. All of the stables and the adjoining hayshed have rubber malting and the stables are fitted with automatic water drinkers and heated cables to avoid them freezing in the winter.

The current vendors during their time at Hollyhock Cottage have replaced all windows in the original part of the house with handmade hardwood Slimlite double glazed units, replaced the kitchen and utility rooms, all new bathrooms and replaced flooring throughout as well as updating electrics and plumbing.











Guide Price £1,650,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Uttlesford District Council

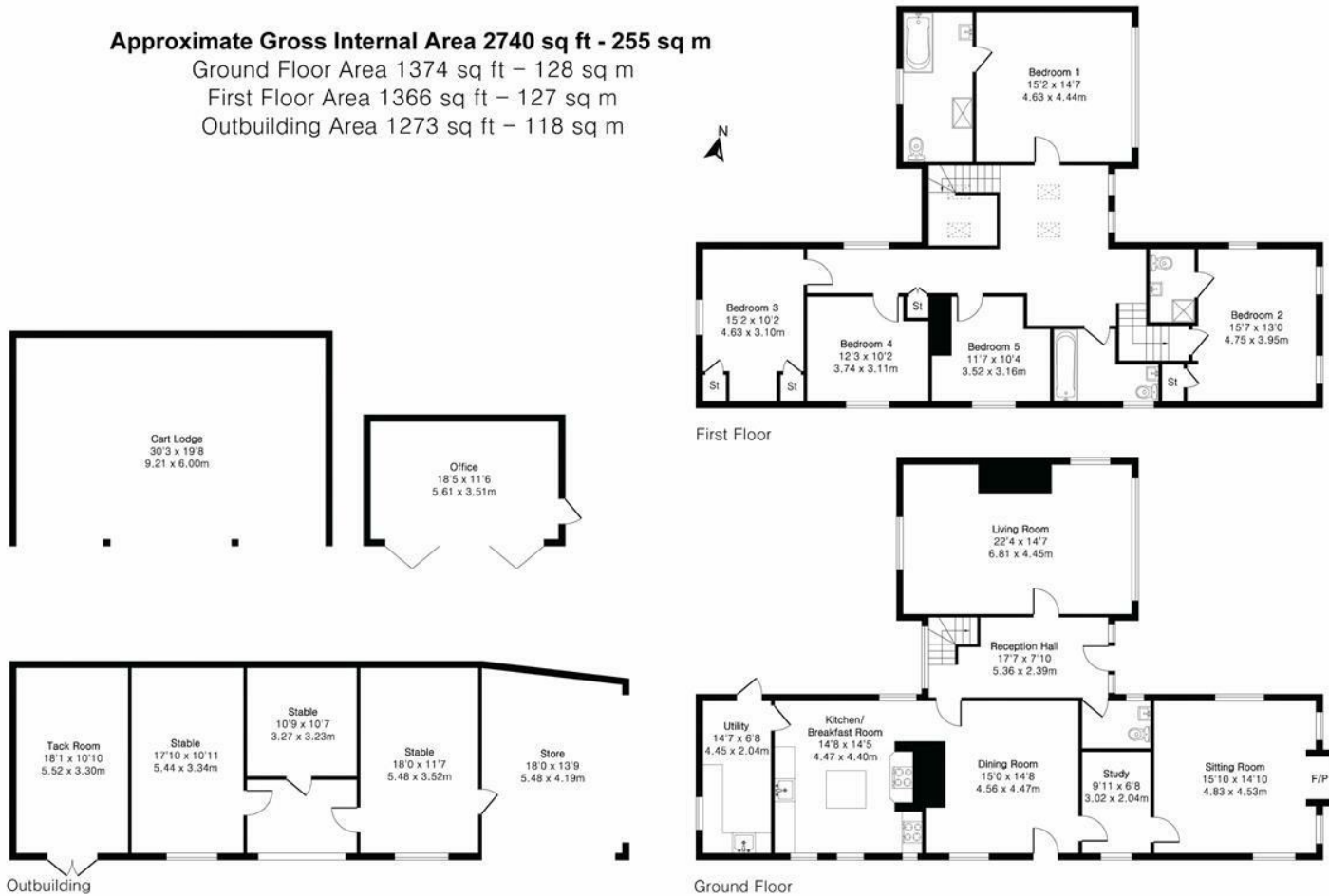


**Approximate Gross Internal Area 2740 sq ft - 255 sq m**

Ground Floor Area 1374 sq ft – 128 sq m

First Floor Area 1366 sq ft – 127 sq m

Outbuilding Area 1273 sq ft – 118 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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