



Krikseys, Pale Green, Helions Bumpstead, Haverhill, CB9 7AF

A delightful Grade II listed period cottage occupying a pleasant position with wonderful open views to the rear. The property is in need of renovation throughout. NO CHAIN

Guide Price: £425,000

- Attractive Grade II listed 3 bedroom cottage
- Situated in the heart of this popular village
- Good size garden with attractive views
- In need of modernisation
- No upward chain



ACCOMMODATION

Krikseys is an attractive 3 bedroom detached period cottage in need of significant renovation but offers huge scope to create a wonderful period home with an abundance of character. The property boasts an array of original period features including exposed timbers and brickwork throughout. The property sits on a generous plot set on the edge of this peaceful village and boasts truly wonderful open views to the rear of the property overlooking the rolling surrounding countryside. In detail the accommodation comprises:

ON THE GROUND FLOOR

ENTRANCE HALL

Accessed via an attractive solid oak door, porthole window, door to:-

SITTING ROOM 15' x 11' 3" (4.58m x 3.44m) Attractive brick inglenook fireplace with open fire, exposed timbers to the walls and ceiling, windows to the front and rear aspects.

DINING ROOM 14' 6" x 10' 4" (4.42m x 3.16m) Attractive brick inglenook fireplace with open fire, exposed timbers to the walls and ceiling, windows to the front and rear aspects.

FAMILY ROOM 15' x 10' 8" (4.58m x 3.26m)

Attractive vaulted room with two windows to the rear respect, an array of exposed timbers, stairs leading to first floor.

KITCHEN/BREAKFAST ROOM 14' 6" x 11' (4.42m x 3.36m)

Fitted with a range of base units with work surfaces incorporating a sink unit, space for an electric cooker, fridge and washing machine, window to front and rear aspects, door leading out to the rear garden, attractive tiled flooring, array of exposed timbers, radiator. Door to rear lobby.

REAR LOBBY

Doors to:

BATHROOM

Window to rear aspect, fitted with a panel bath and wash hand basin, airing cupboard, radiator.

WC

With WC and window to front aspect

PANTRY

With window to front aspect.

ON THE FIRST FLOOR

BEDROOM ONE 13' 5" x 11' 10" (4.10m x 3.60m)

Window to the rear aspect, exposed timbers and original floor boards, radiator.

BEDROOM TWO 14' 2" x 7' 3" (4.32m x 2.22m) Window to the rear aspect, exposed timbers and original floorboards, radiator.

LANDING 14' 2" x 6' 11" (4.32m x 2.12m)

Window to the rear aspect, exposed timbers and original floorboards, door to:-

BEDROOM THREE 14' 2" x 9' 3" (4.32m x 2.82m)

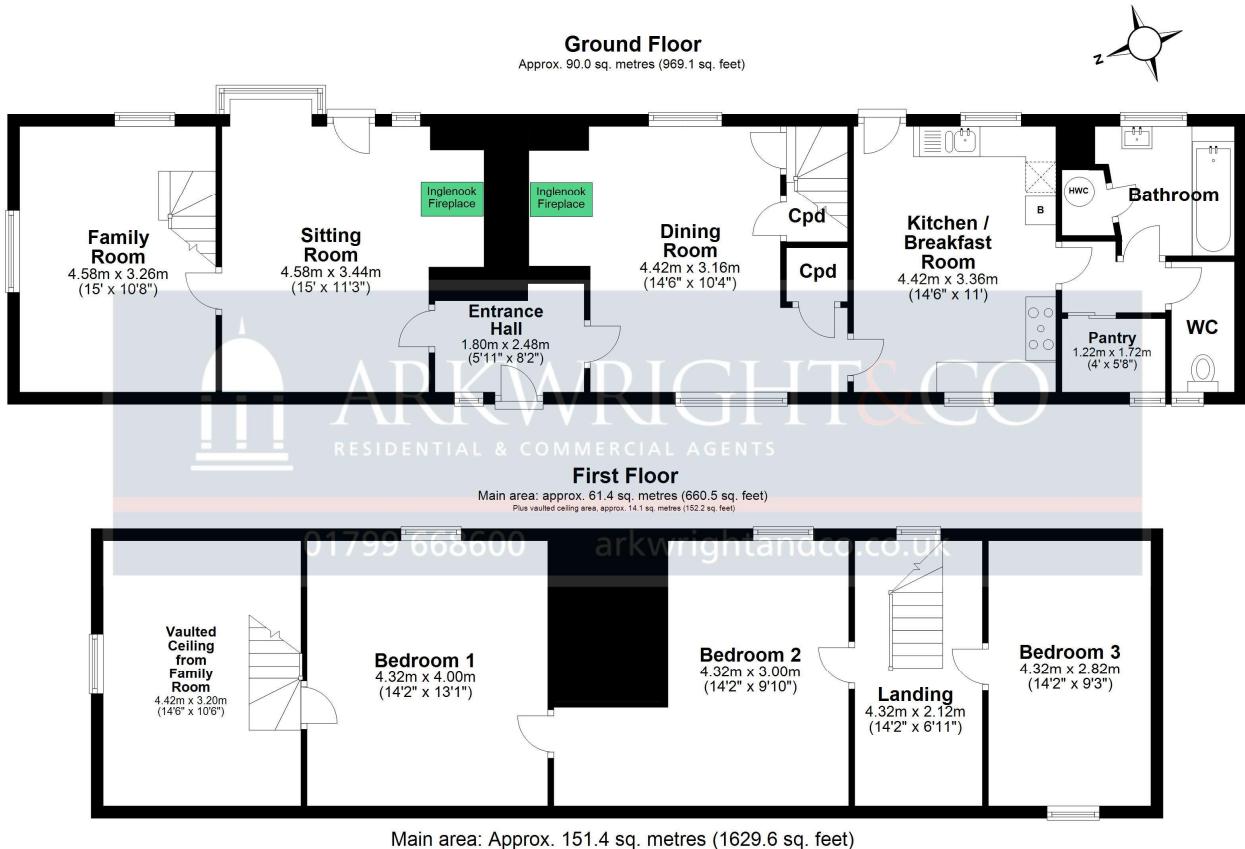
Window to the front aspect, exposed timbers and original floorboards, radiator.

OUTSIDE

The property is set back from the road behind an attractive mature front garden which is mainly laid to lawn with a variety of mature trees, shrubs and bushes. An attractive block paved pathway leads to the front door and along the front of the property, also providing access to a side driveway and workshop. There is a large side garden, which again benefits from a mainly laid to lawn with a variety of mature trees and bushes, and to the rear the property benefits from a further garden area which is mainly laid to lawn with a variety of hedging. There is a good size paved terrace off the rear of the property which is the perfect spot sit and take in the wonderful far reach countryside views.

LOCATION

Helions Bumpstead is a delightful rural village located on the Cambridgeshire/Suffolk/Essex borders. The village benefits from a community-owned pub and regular weekly market. 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. London Stansted Airport is around 25 miles away.



Main area: Approx. 151.4 sq. metres (1629.6 sq. feet)
Plus vaulted ceiling area, approx. 14.1 sq. metres (152.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Braintree

SERVICES
Mains electricity and water are connected to the property. Mains drainage connections are available on the road.

51 High Street, Saffron Walden, Essex, CB10 1AR

T: 01799 668600

W: www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS