



Dairy House, Shortgrove
CB11 3TX



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Dairy House

Shortgrove | Newport | Saffron Walden | CB11 3TX

Guide Price £695,000

- Superbly presented and recently refurbished property
- Occupying a stunning and enviable position, set within beautiful, historic parkland designed by renowned landscape architect, Capability Brown
- Development potential with consent under planning permission ref UTT/22/0852/FUL
- Sitting in a generous plot extending to approximately 2.11 acres
- Well located for ease of access to Saffron Walden town centre and Audley End train station
- Offered with no upward chain
- EPC Rating: C Council Tax Band: C

The Property

Approached up a long private driveway and crossing a bridge designed by Robert Adam, Dairy House is set in the beautiful Capability Brown parkland of Shortgrove Hall. Originally built as a Dairy in 1900, the property was recently renovated and comprises one-bedroom, single storey home situated on the Shortgrove Estate with stunning, countryside views and ideally located for commuters to London, Stansted or Cambridge. The property has development potential and is being sold with the benefit of a current planning permission for a ground floor extension which would add a further 600 square feet to the property. In addition, this unique property offers mature gardens, Capability Brown parkland, ample parking and is offered with no upward chain.

The Setting

The desirable historic Shortgrove Estate is located about 1 mile from the highly regarded village of Newport, with its range of local amenities and mainline station, and about a mile away from the mainline station at Audley End. For the commuter, the property is conveniently placed for access to the M11 motorway, with nearby Stansted Airport being located just off Junction 8 and the University City of Cambridge to the north. The nearby market town of Saffron Walden provides an excellent range of shopping and schooling, with various sporting and recreational facilities including an 18-hole golf course.

The Accommodation

In detail, the property comprises of an entrance hall with built in storage and doors leading to the adjoining rooms. The superb, triple aspect kitchen is fitted with a range of base and eye level units with worktop over and sink and drainer unit incorporated. Integrated appliances include a dishwasher, fridge, freezer, electric oven, hob with extractor fan over and glass splashback. There is access to the loft hatch and door leading to the gardens. The dual aspect living room is a good size with a feature log burning stove and benefits from high ceilings. An inner hallway has built in storage and doors leading to the bedroom and bathroom. The double bedroom has fitted wardrobe and window to rear aspect overlooking fields. The family bathroom suite comprises deep panelled bath, hand wash basin, WC and heated towel rail.





Outside

The property sits in the heart of the historic park of Shortgrove Hall, in grounds designed by Capability Brown in the 18th Century. To the front of the property is a large garden with mature trees and shrubs and pathway to the front door. A driveway sits to the side leading to off-street parking. In addition, a patio area provides an ideal space for al fresco dining. To the rear of the property is an enclosed garden, timber shed and looks onto the parkland and wildflower meadow which forms part of the property.

Services

Mains electricity and private sewage treatment plant.

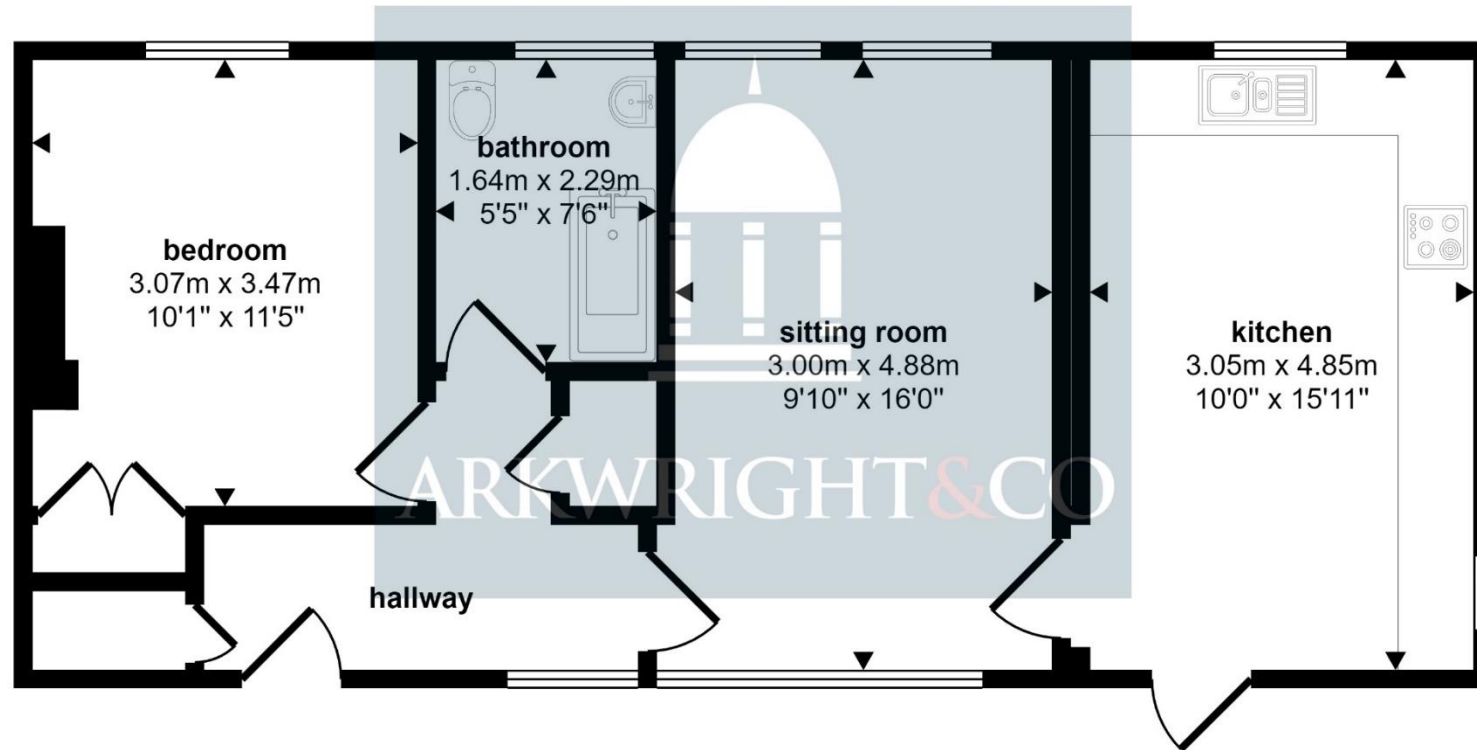
Local Authority

Uttlesford District Council





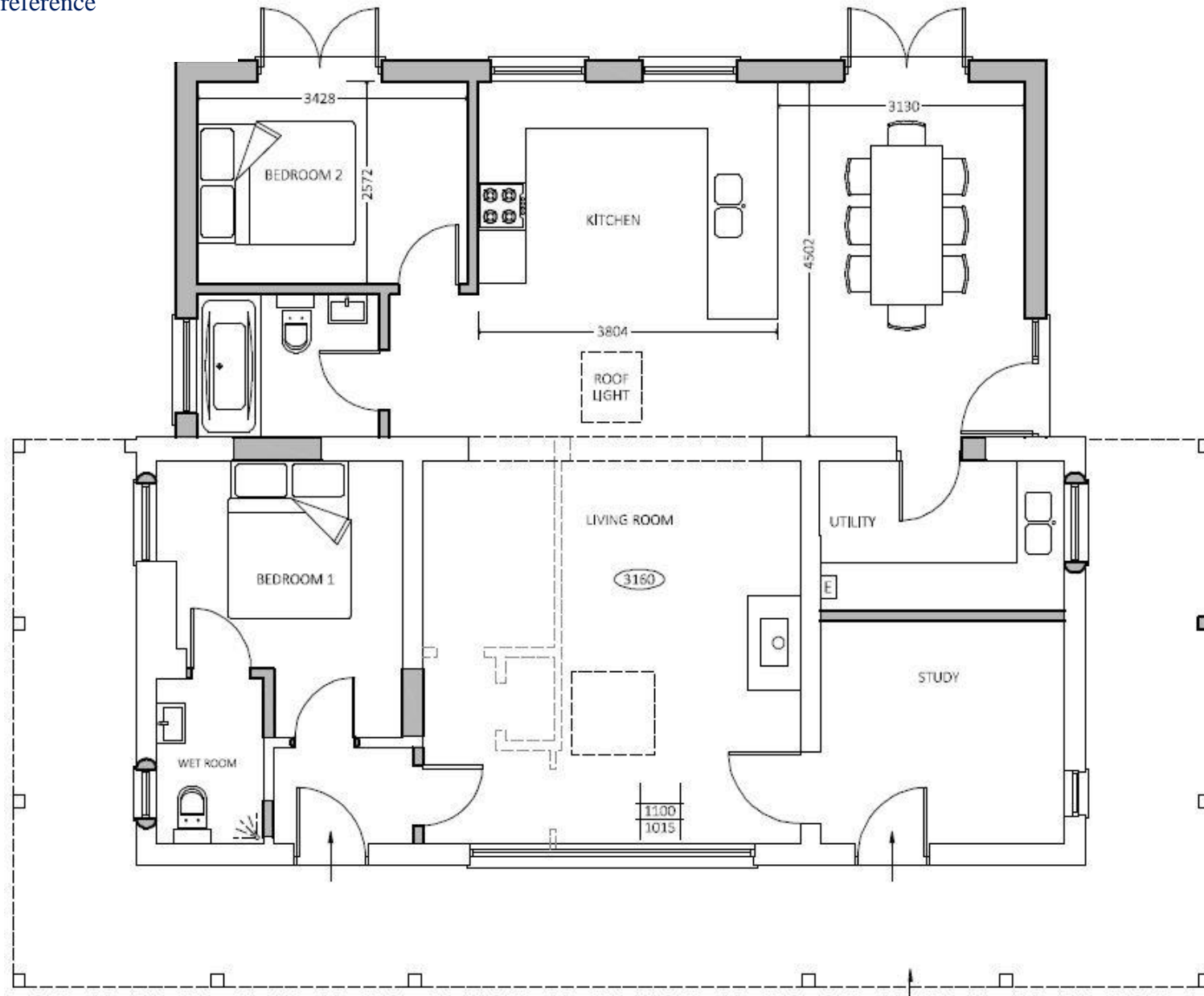
Approx Gross Internal Area
55 sq m / 592 sq ft



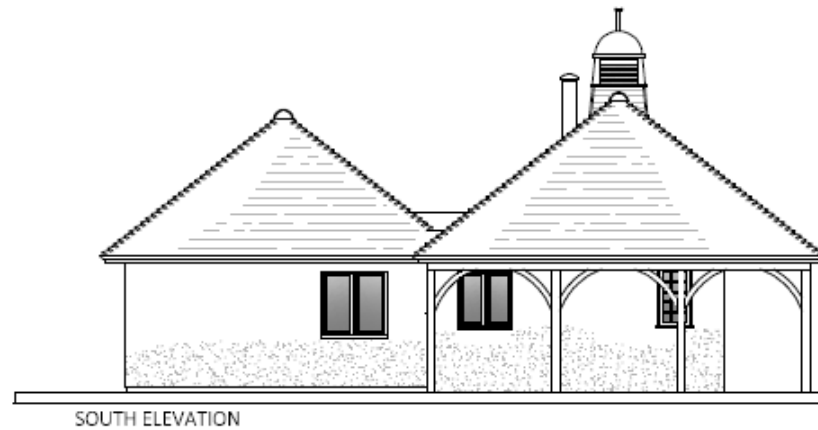
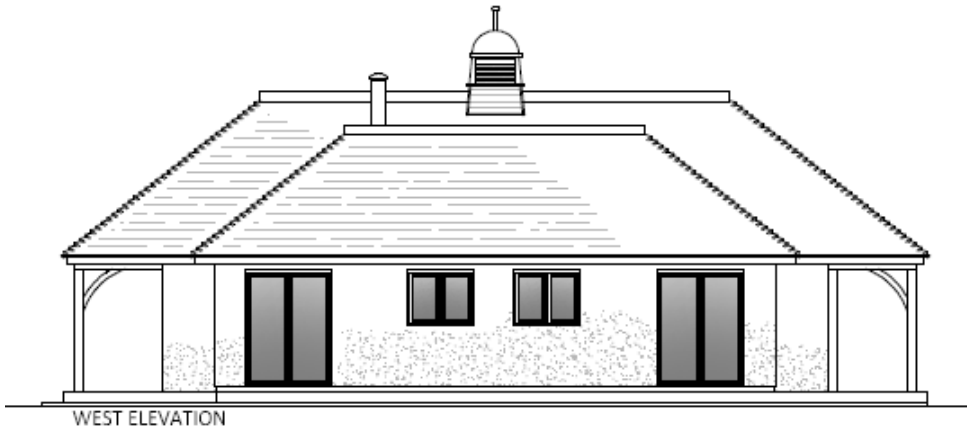
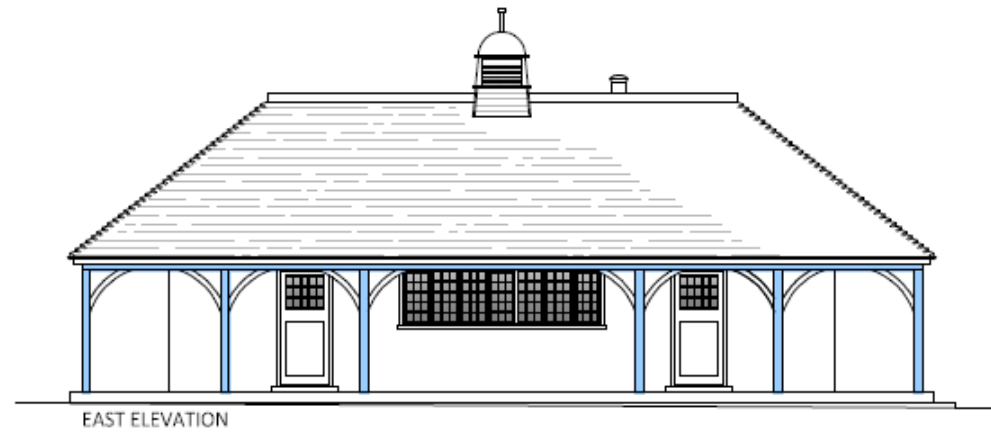
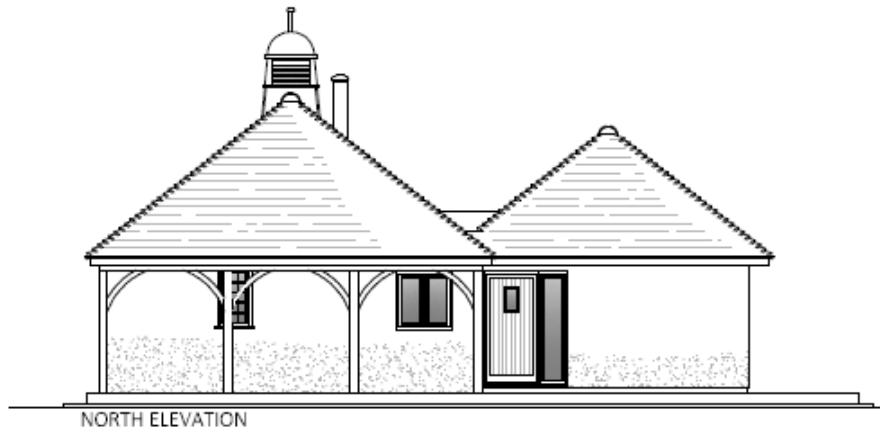
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Proposed floorplan as per reference
UTT/22/0852/FUL



*Proposed elevations as per reference UTT/22/0852/FUL



E	18/01/2022 Reduced Site of Scheme
D	02/09/2023 Amended Design
C	23/04/21 Amended proposals
B	18/01/2021 Redesign
A	29/01/2020 Reduced Site of Scheme
REVISIONS	
HIBBS & WALSH	
ASSOCIATED ARCHITECTS ARCHITECTURE & DESIGN	
53 High Street, Saffron Walden, Essex CB10 1AR	
Telephone: 01799 523650	
Email: office@hibbsandwalsh.co.uk	
www.hibbsandwalsh.co.uk	
Dwg Title	ELEVATIONS AS PROPOSED
Job Title	WORKS TO BARRY HOUSE
Dwg No.	19/77/015 - VERSION 1
Site	BARRY HOUSE

© HIBBS & WALSH ASSOCIATES LIMITED

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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS