



Inglenook Cottage, Camps Road  
CB9 7AS



ARKWRIGHT & CO  
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# Inglenook Cottage

Camps Road | Helions Bumpstead | CB9 7AS

## Guide Price £650,000

- A charming, Grade II listed, three-bedroom, semi-detached property
- Beautifully presented throughout with many character features
- Offered with no upward chain
- Off road parking for several vehicles to the front and rear of the property
- Detached, single garage which could be utilised as a workshop/home office
- Two lofts, with possible opportunity to convert large, front loft subject to necessary planning permissions and consent
- Idyllic, village location
- Council Tax Band: D

### The Property

A stunning and individual, three-bedroom, semi - detached character home located in the heart of the village. This former farmhouse has been decorated in a contemporary style, but still retains great charm and original features. It has the added benefit of a garage and parking to front and rear and good sized, private gardens.

### The Setting

The property is set in the heart of the popular village of Helions Bumpstead, an idyllic rural village with a thriving community, award winning gastro pub, village hall and church. It is located on the Cambridgeshire/Suffolk/Essex borders. The village of Steeple Bumpstead is close by and offers a good range of amenities including a shop, public houses, petrol filling station and a well-regarded school. More comprehensive leisure and retail facilities can be found in the town of Haverhill, just 3 miles away as well as the lovely, thriving town of Saffron Walden and the historic city of Cambridge. The area is well-served by transport links with the nearby Audley End mainline train station offering frequent services to London Liverpool Street and good road networks to Cambridge, London, Stansted Airport, the M11 and A11.

### The Accommodation

In detail, the property comprises of an entrance hall filled with natural light from two windows to side aspect, built in storage, stairs rising to the first floor and doors leading to the adjoining rooms. The sitting room has an impressive, feature inglenook fireplace with log burning stove and charming bay window with window seat. The kitchen is fitted with a matching range of eye and base level units with worksurface over and butler sink incorporated with water softener.





It has an Aga and space and plumbing for washing machine and fridge. There is a door leading to the garden and window to rear aspect. The dining room benefits from exposed beams and French windows onto the side garden. A doorway leads to a study area and door into the, full tiled, shower room comprising shower enclosure, W.C and wash hand basin.

The first-floor landing has built in storage, access to two loft hatches, doors to the adjoining bedrooms and family bathroom. Bedroom one is a spacious bedroom with window to front aspect. Bedroom two has a superb, vaulted ceiling and window over the fantastic rear garden. Bedroom three is a good size room with window to side aspect. The family bathroom comprises roll top bath with shower attachment, W.C and wash hand basin.

### Outside

To the front of the property is a good size garden laid mainly to lawn and off-road parking for 2/3 vehicles. There is a side garden which is approximately 60ft long x 30ft, mainly laid to lawn with shrub borders and patio area with timber summerhouse. Opening onto the rear garden some 120ft long, mainly laid to lawn with mature trees, shrub and flower borders. There are two, gravelled seating areas across the garden. In addition, an access drive off Sages End Road leads to the garage which could be utilised as a workshop or home office depending on requirements.



### Services

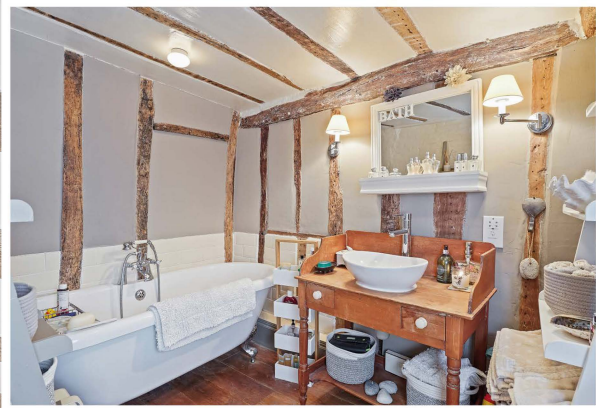
Oil fired central heating. Mains electric, drainage and water are connected. Fast fibre broadband to the property.

### Local Authority

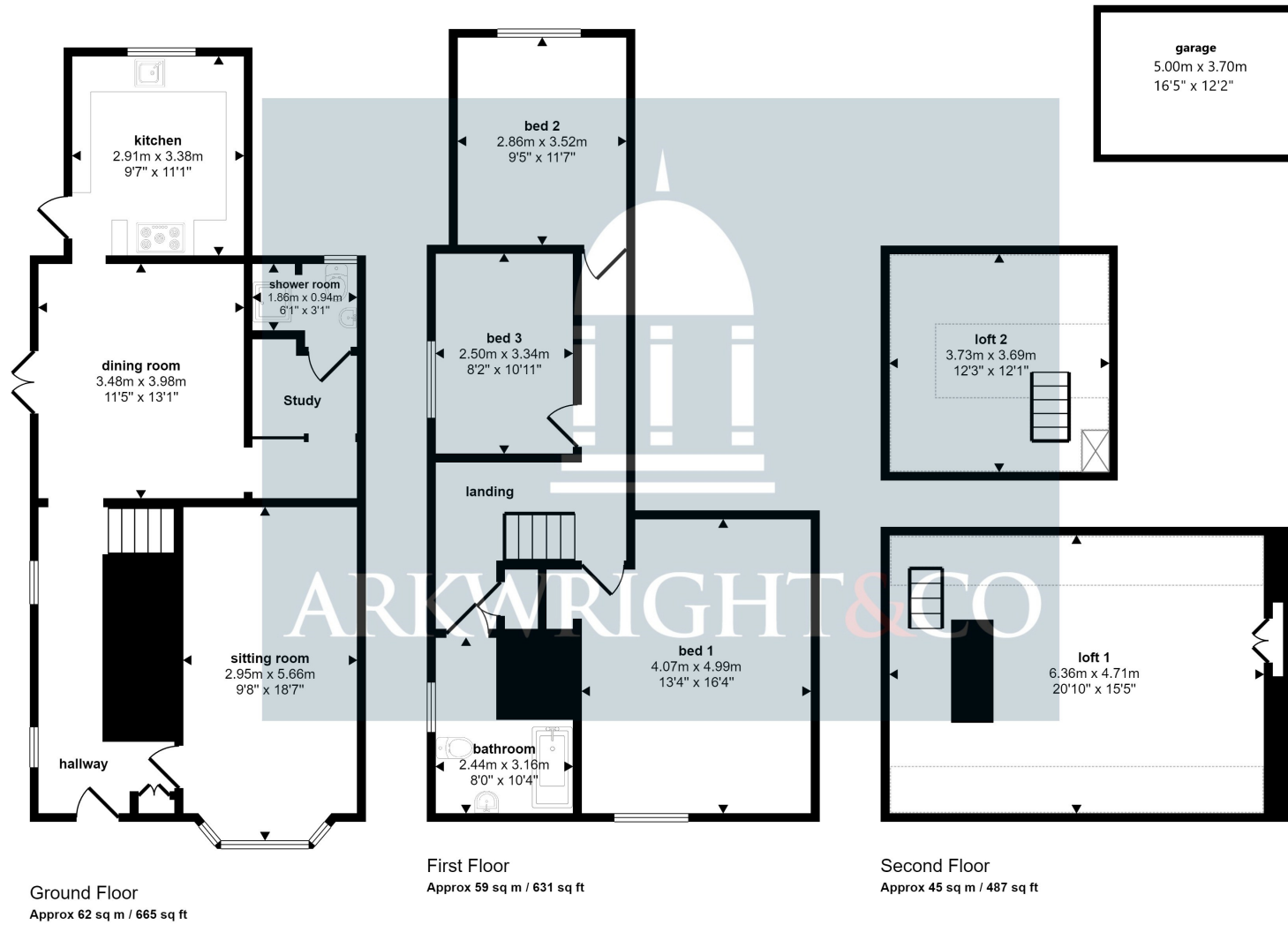
Braintree District Council

### Agents Note

There is a flying freehold to the rear of the property.



Approx Gross Internal Area  
166 sq m / 1296 Excludes loft spaces



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.

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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