



## PILGRIMS COTTAGE, WICKEN BONHUNT

Saffron Walden, CB11 3UL

£850,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Superb Listed Four Bedroom Cottage
- Plenty of Charm including Open Fireplaces & Beams
- Four Lovely Reception Rooms
- Kitchen/Breakfast Room
- First Floor and Ground Floor Bathroom
- Master with En Suite WC
- Ample Parking for Numerous Cars
- Attractive Well Stocked Gardens





## Property Description

### THE PROPERTY

Pilgrims Cottage is a delightful Grade II Listed property, believed to date back to the 15th/16th century of timber frame construction with further extensions under thatched and tiled roof.

The property is set in charming landscaped gardens. The accommodation is arranged over two floors, retains many period features - especially noting the magnificent inglenook fireplaces to the sitting and dining rooms.

The ground floor is complimented by a spacious kitchen/breakfast room with an excellent range of base and wall cabinets, a games/family room with sliding patio doors leading to the rear terracing and a study/office.

The first floor accommodation has a master bedroom with an en suite cloakroom, 3 further bedrooms and a good sized bathroom.

### THE LOCATION

The property is located in the small pretty village of Wicken Bonhunt which has a church and public house which serves popular Thai.

The nearby villages of Newport and Clavering offer good village stores, while the market town of Saffron Walden offers a comprehensive range of amenities including some fine schools.

For commuters there are mainline stations at Newport and

Audley End which have trains into London Liverpool Street and to Cambridge.

### ENTRANCE PORCH

### SITTING ROOM

4.06m (13'4") max x 3.83m (12'7")

### SNUG

5.50m (18') x 2.51m (8'3")

### LOUNGE

5.43m (17'10") x 4.29m (14'1")

### UTILITY ROOM / DRINKS AREA

4.90m (16'1") x 1.39m (4'7")

#### **DINING ROOM**

3.83m (12'7") x 3.76m (12'4") max

#### **REAR LOBBY**

#### **SHOWER ROOM**

#### **KITCHEN/ BREAKFAST ROOM**

4.01m (13'2") x 3.46m (11'4")

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

4.90m (16'1") x 3.83m (12'7")

#### **EN SUITE WC**

#### **BEDROOM 2**

3.55m (11'8") max x 3.51m (11'6")

#### **BEDROOM 3**

2.86m (9'5") x 2.79m (9'2")

#### **BEDROOM 4**

3.11m (10'3") max x 2.94m (9'8")

#### **BATHROOM**

#### **OUTSIDE**

To the side of the property is parking for 4-5 vehicles, leading round to the rear gardens which are superbly presented and landscaped to a high specification with raised flowerbeds and many mature trees and shrubs.

The lawns are on two levels with high hedgerow boundaries which provide a high degree of privacy.

The upper terrace provides a perfect seating area. The rear garden measures approximately 185ft x 47ft max.

#### **PROPERTY INFO**

Grade 2 Listed.

Freehold.

Council Tax Band E.

EPC Exempt







## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

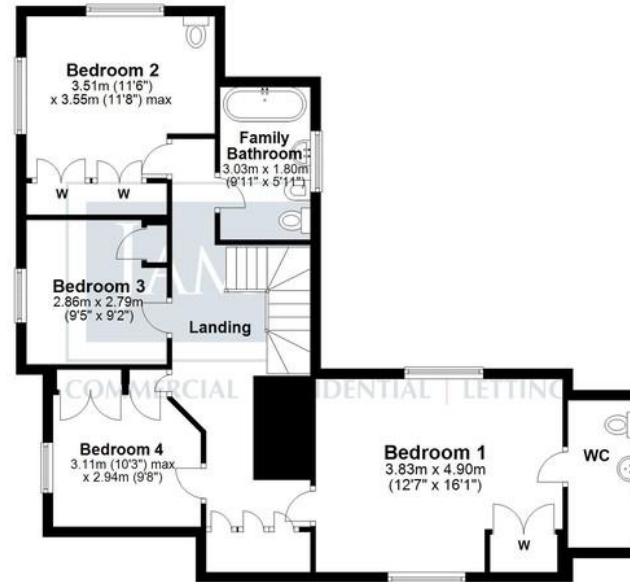
Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**Ground Floor**  
Approx. 106.4 sq. metres (1144.8 sq. feet)



**First Floor**  
Approx. 77.8 sq. metres (837.4 sq. feet)



Total area: approx. 184.1 sq. metres (1982.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

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