



4 Belmont Hill

Newport, Saffron Walden





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4 Belmont Hill, A three-bedroom 17th Century period home in the heart of the north Essex village of Newport, that offers a truly welcoming living experience. From the moment you approach the property, you are met with classic Essex pargetting on the external front render, adding to the classic allure. As you step through the front door, you are immediately greeted by the charm and elegance of this Grade II listed property. Throughout the home, character features have been flawlessly maintained, ensuring a seamless blend of originality and modern convenience.

The centrepiece of the living room is an impressive inglenook fireplace, complete with a log burner, creating a warm and inviting atmosphere. Just off the living room, a snug provides the perfect space for relaxation or as a cosy study area. The handcrafted solid wood kitchen is a chef's dream, opening into a spacious dining room, perfect for entertaining guests. The dining room has delightful French doors leading to the garden, allowing for seamless indoor-outdoor living.

On the first floor, you will find three bedrooms, bedroom two has built-in wardrobes, and a large storage cupboard, while bedroom three has a built-in desk and shelving, providing an ideal workspace for remote working. The newly fitted bathroom boasts a freestanding bath, offering a luxurious retreat for unwinding after a long day.

The outside space of this property is equally as enchanting. As you step into the garden, you are greeted by a charming patio area, ideal for al-fresco dining or enjoying a morning coffee. Steps lead down to a manicured formal lawned area, providing a serene space for relaxing or outdoor activities along with a shed for storage.



This property has been extensively renovated to a high standard throughout, ensuring the very best in contemporary living while retaining its timeless charm. With its prime location, just a short 0.6-mile walk from Newport Train Station, this property offers convenient access to transport links, making it perfect for commuters. The property is also very conveniently located to the local Nisa minimarket, Kappa House Cafe & other local village amenities.

Agents Notes: Tenure: Freehold

EPC Exempt — All Mains Services Connected

Uttlesford District Council – Council Tax Band E –

£2,514.93pa.

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Superfast, 80 Mbps (Ofcom)

There is one parking spot for a car in front of the property, and if you need more parking, street parking is available on Elephant Green or at the public car park in Gaces Acre.

Location:

Newport is a village in Essex with a population of 2,352. It is located 41 miles north of London and has a train station with regular service to London and Cambridge. The village has a few small businesses including a petrol station, garage, chemist, Indian restaurant, convenience store and post office. There is also a secondary school in the village, Joyce Frankland Academy.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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