



**Witchtree Farm
Saffron Walden, Essex**

**DAVID
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Wichtree Farm, Wichtree Lane, Hempstead, Saffron Walden, Essex CB10 2PN

The small village of Hempstead lies 6 miles east of Saffron Walden in the rolling hills of North-west Essex on the Cambridgeshire. Facilities are available in the Medieval market town of Saffron Walden (6 miles) and the high-tech university City of Cambridge (19 miles) with its comprehensive cultural, recreational and shopping facilities. Furthermore, there are a variety schools in the area including renowned independent schools in Saffron Walden and Cambridge.

This charming 16th Century Grade II listed detached cottage is situated in extensive grounds of approximately 1.6 acres. The property is in need of some cosmetic renovation, however enjoys the benefit of Planning Permission to convert a former piggery into an additional circa. 1,000 sq.ft of living accommodation, ancillary to the main property.

A Grade II listed detached property with Planning Permission situated in extensive grounds of approximately 1.6 acres.

Entrance into:

HALLWAY: With cloaks cupboard, tiled flooring, outlook to the front aspect and door leading through to the:

SITTING ROOM: A charming reception room of dual aspect with exposed beams, featuring a log burning stove set within a brick fireplace on a brick tiled hearth. Steps lead down to the:

DINING ROOM/SNUG: Another charming room of dual aspect with exposed beams, brickwork and fireplace. Opening through to the:

KITCHEN: Extensively fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include an inset oven, whilst there is space and plumbing for a fridge/freezer, boiler mounted into the chimney recess, exposed beams and tiled flooring. Door to:

CONSERVATORY: An additional lean-to, built without planning consent which needs to be removed.

REAR HALLWAY: With staircase leading to the first floor. Door to:

UTILITY ROOM: With a further range of base units under worktop, stainless steel sink inset, space and plumbing for a washing machine. Door to:

CLOAKROOM: With WC, wash hand basin and water softener.

First Floor

LANDING: A charming split-level landing with access to:

MASTER BEDROOM: A spacious double bedroom of dual aspect with exposed brickwork and original beams.

BEDROOM 2: Another spacious double bedroom of dual aspect with exposed beams.

BEDROOM 3: With exposed beams and outlook to the side.

FAMILY BATHROOM: Comprising panelled bath, separate tiled shower cubicle, WC, pedestal sink unit, bidet and airing cupboard.

Outside

The property is accessed via a driveway behind a pair of wrought iron gates with a driveway providing parking and turning for multiple vehicles in turn leading to the existing **DOUBLE GARAGE** which also has Planning Permission to be converted into a new double garage with workshop.

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The property features a secondary access, again via wrought iron gates with a driveway leading down to the piggery. The 1.6 acre grounds are predominantly lawned with pond and drainage ditch which we believe to be part of an original 16th Century moat, all interspersed with mature trees, hedging, paved dining terrace and afforded a great deal of privacy with relatively few neighbours on a quiet country lane.

SERVICES: Main water and private drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: N/A. The property is Grade II listed. Historic England Reference: 1230676.

LOCAL AUTHORITY: Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ZH. Telephone Number: 01799 510510.

COUNCIL TAX BAND: G. £3,407.78 per annum for the period 2023/2024.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame, 16th Century.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No. Speed: Up to 900 mbps download, up to 900 mbps upload.

Phone Signal: Yes. Provider: 02 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: The property is not currently registered with HM Land Registry.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Reference No: UTT/23/3129/LB Demolition of existing outbuilding and garage and erection of an ancillary outbuilding and garage.

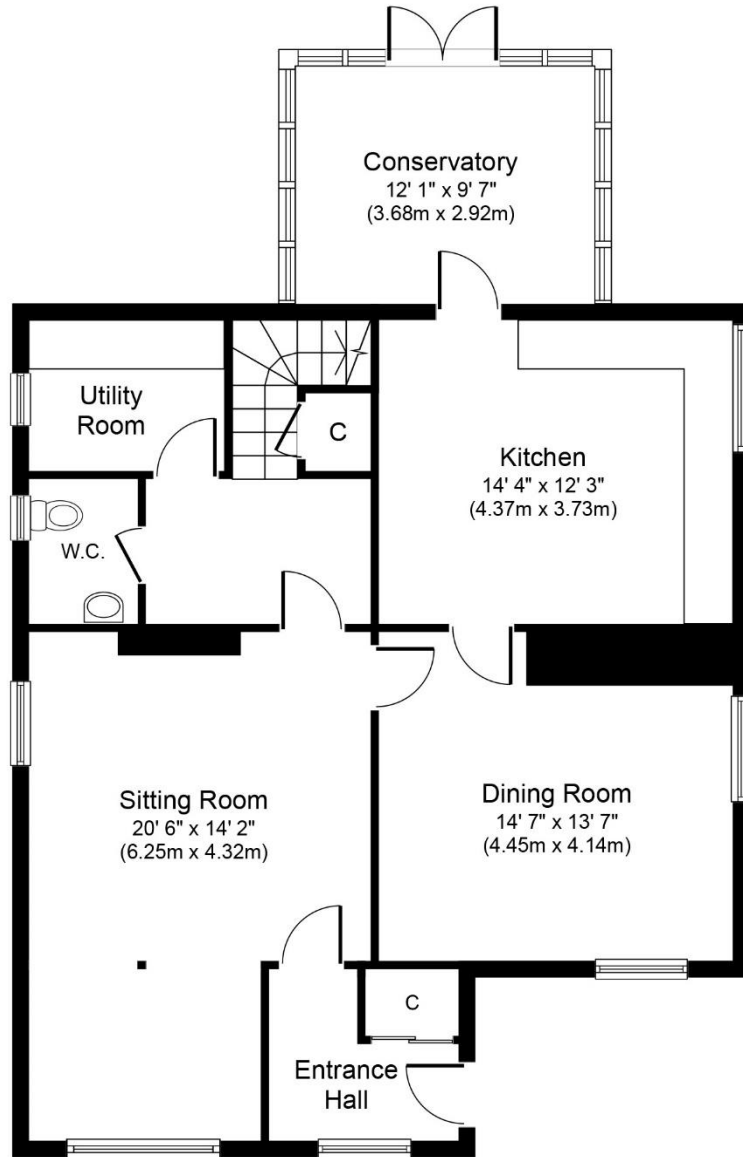
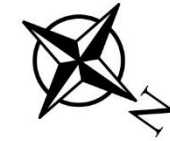
Reference No: UTT/23/3128/HFF Demolition of existing outbuilding and garage and erection of an ancillary outbuilding and garage.

RESTRICTIONS ON USE OR COVENANTS: The property is not currently registered with HM Land Registry.

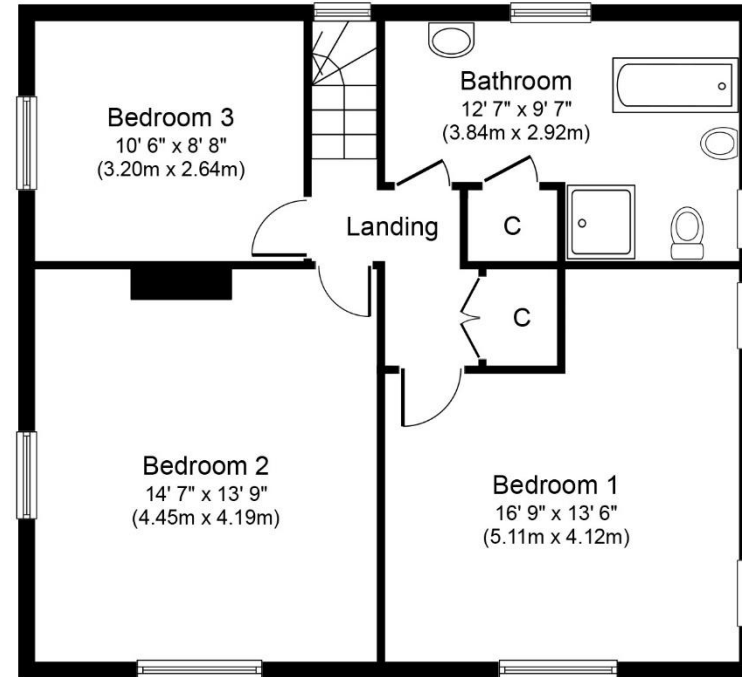
FLOOD RISK: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



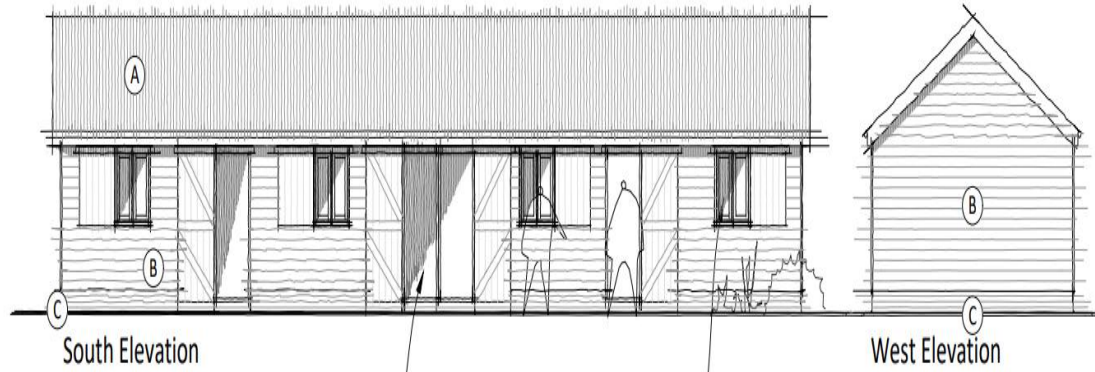
Ground Floor
Approximate Floor Area
985 sq. ft.
(92.0 sq. m.)



First Floor
Approximate Floor Area
740 sq. ft.
(68.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- (A) Metal roofing
- (B) Timber boarding
- (C) Brick plinth



Proposed Elevations

Glazed double doors with shutters

Window with shutter

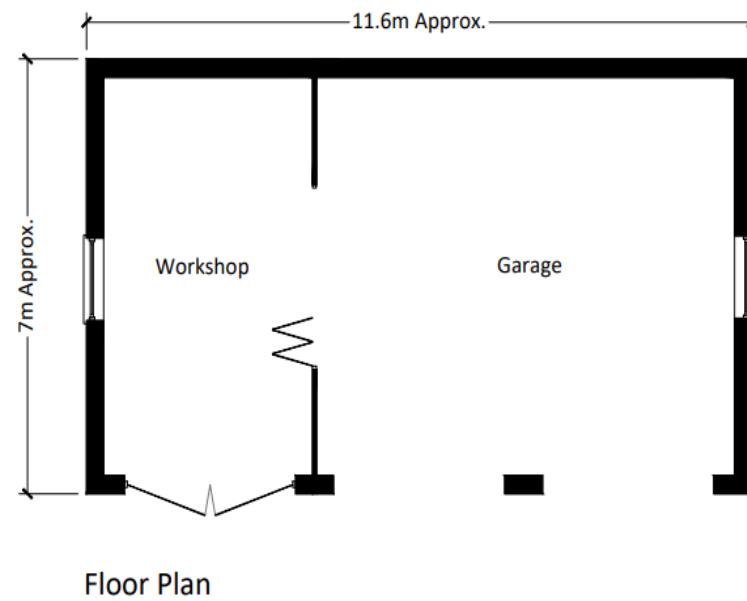
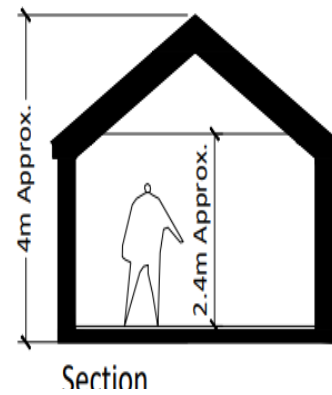
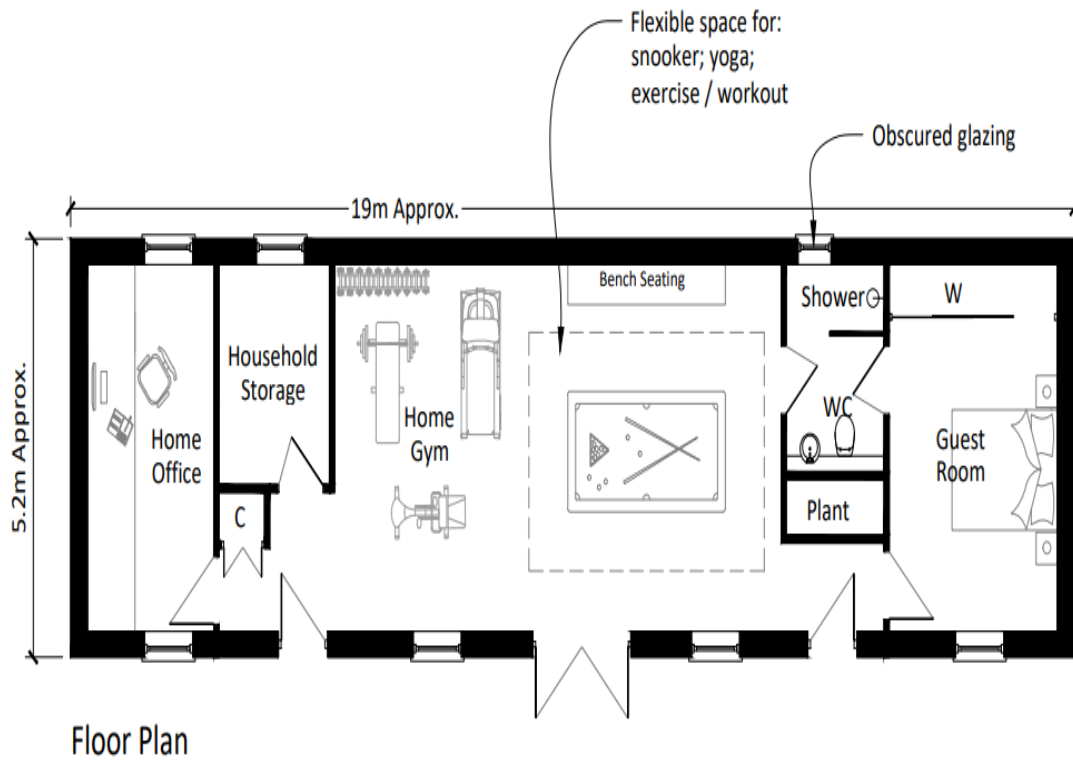
- (A) Slate roofing
- (B) Timber boarding
- (C) Brick Plinth



South Elevation

East Elevation

Proposed Floorplans





Existing Floorplan