



The Stables, 1 Martins Farm
CB11 3TL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Stables, 1 Martins Farm

Bridge End | Newport | CB11 3TL

Guide Price £900,000

- A well-proportioned five-bedroom, period property with flexible accommodation extending to 2848 sqft
- Recently renovated principal bedroom with ensuite
- Large open plan kitchen/diner/lounge
- A 1-bedroom self-contained annex
- Good size garden with countryside views with entertainer's patio
- Within walking distance of village amenities, primary and secondary schools and mainline train stations
- EPC: D
- Council Tax Band: E

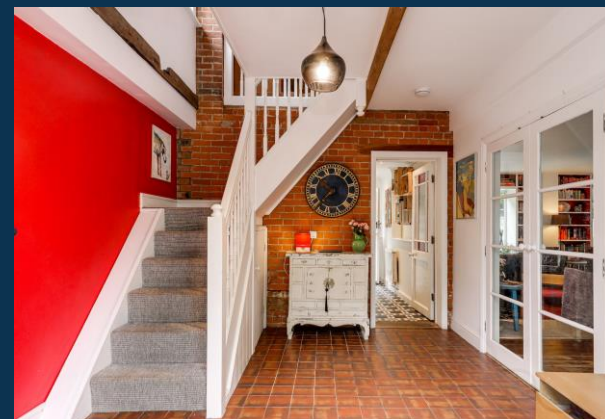
The Property

A truly individual 5-bedroom, 4-bathroom period home providing versatile accommodation including a self-contained studio flat, boasting a wealth of character and charm throughout. In addition, there is ample off-road parking, good size rear garden and ideally located in the village of Newport.

The Setting

Newport is an attractive, well served and much sought after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to a number of surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away.

In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away. In addition to 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 petrol stations. Waitrose, Tesco and Aldi supermarkets are all within a 10-minute drive. Centred around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House





and the beautiful market town of Saffron Walden, a 5-minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market and a full range of amenities.

The Accommodation

In detail the property comprises of a spacious entrance hall with stairs rising to the first floor and doors to the adjoining rooms including a rear lobby/utility area with a shower room. The superb dual aspect, open plan living area is the hub of the home, filled with natural light. This wonderful and characterful room benefits from exposed wood flooring throughout and provides an attractive lounge area with French doors to the rear garden. In addition, there is a range of built in bookshelves, a dining area and a country style kitchen, fitted with a range of base and eye level units with work surface over incorporating a breakfast bar. There is an integrated dishwasher, space for a tall fridge freezer and a professional 7-burner range cooker with extractor over and tiled backsplash.

Leading off from the living area is bedroom three, a large double room with window to front aspect and ensuite, comprising shower enclosure, W.C and wash hand basin.



An additional reception room is located to the rear which could also be utilised as a fifth bedroom with window and french doors leading onto the garden.

The recently converted ground floor principal bedroom, leading off from the hall is a superb addition with vaulted ceiling, inglenook fireplace, exposed beams, underfloor heating, skylights and ensuite, comprising shower enclosure, W.C, wash hand basin and underfloor heating.

The large first floor landing benefits from eaves storage and is currently being utilised as a study area with doors to the adjoining rooms. A generous bedroom 2 with built in cupboards, eaves storage and original beams. The fourth double bedroom is a good size, with window to rear aspect.

The family bathroom comprises a beautiful roll top free standing bath, W.C, extended double sink and custom mirrored cabinets.

The property benefits from a separate self-contained studio with own entrance, kitchen and shower room with an abundance of character and period features. This currently generates rental income but will be vacant on possession.

Outside

To the front of the property a driveway providing off road parking for multiple vehicles and access to the studio. To the rear of the property there is a large entertaining patio, pond and good size garden which is mainly laid to lawn with a further paved patio providing an ideal space for al fresco dining and attractive views over nearby fields.

Services

Mains electric, water, drainage are connected. Heating is gas fired. Superfast broadband is in place and mobile signal is good.

Tenure - Freehold

Property Type – Semi- detached

Property Construction – Part brick built, part timber framed with render and tiled roof

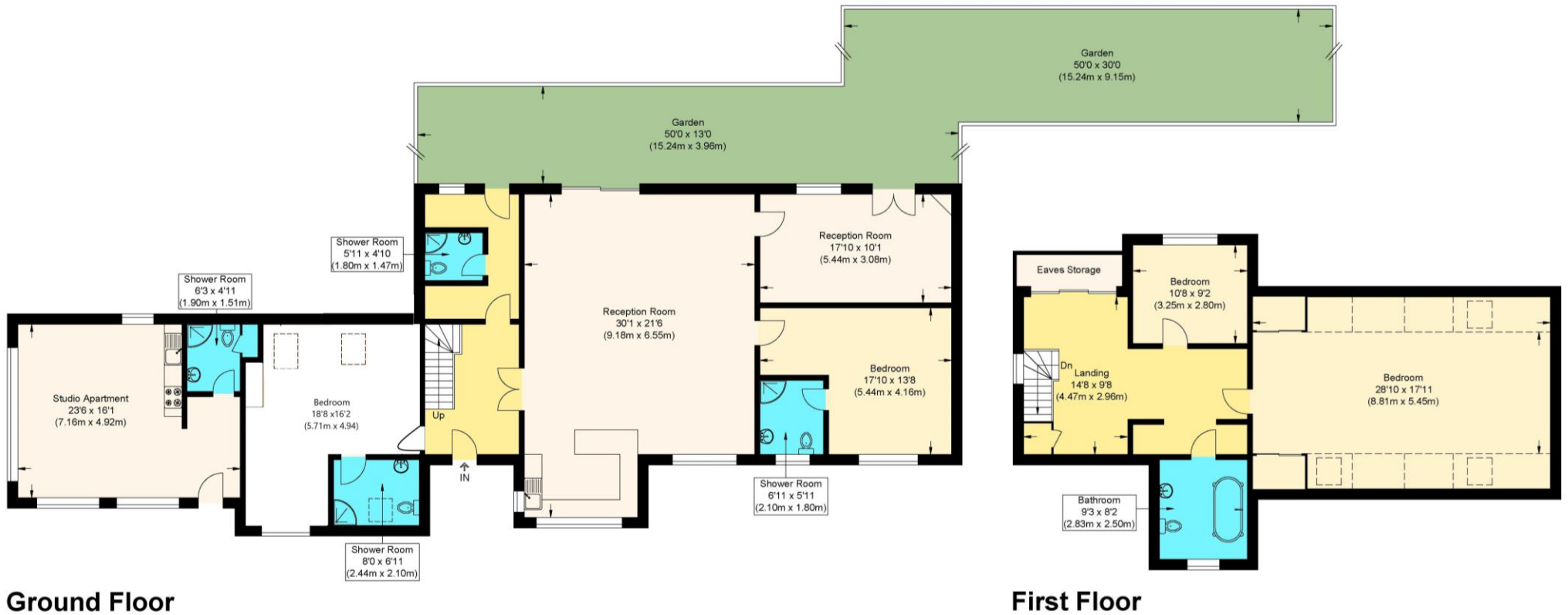
Local Authority – Uttlesford District Council

Council Tax - E









The Stables

Approximate Gross Internal Floor Area : 204.6 sq m / 2202.29 sq ft

Studio Apartment Area : 60.0 sq m / 645.83 sq ft

Total Area : 264.6 sq m / 2848 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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