

DAVID
BURR



Mill Cottage
Hempstead, Essex

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High Street, Hempstead, Saffron Walden, Essex CB10 2PD

A beautifully presented pre 18th century detached property enjoying an abundance of original character, complemented with modern luxuries and situated in a village location within a short drive of Saffron Walden. The property enjoys rear gardens and off-road parking.



- Pre 18th century detached house
- Off-road parking
- Gardens
- Original character features
- Short drive to Saffron Walden
- Generous living accommodation



INTERIOR

Entrance into a stunning DINING HALL with a range of original character features including open studwork, chimneys to either side, cobblestone wall, tiled flooring and doors to SITTING ROOM a generous reception room with outlook to the front and French doors to the rear, oak flooring, open fireplace back to back through the Dining Hall with cast iron log grate and door to the FAMILY ROOM another generous reception room with oak flooring, French doors leading to the rear and a sliding door opening to the Rear Hallway. GARDEN ROOM another quite unique and characterful open-plan space located to the rear of the property with open studwork, tiled flooring and French doors opening into the garden. KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of wall and base units under worktop with Butler sink inset. Integrated appliances include fridge/freezer, dishwasher and washing machine, whilst there is space for a range-style cooker. Plenty of space for breakfast table and chairs, tiled flooring and French doors leading to the rear.

FIRST FLOOR

A generous partly-vaulted LANDING with strip wood flooring, exposed beams and access to the bedrooms. The property enjoys versatile bedroom accommodation comprising MASTER BEDROOM a generous master bedroom with exposed beams, exposed brickwork, outlook to the front, walk-in dressing room and an En-Suite comprising a walk-in tiled shower cubicle, pedestal sink, WC, heated towel rail and extensively tiled walls and flooring. BEDROOM 2 another generous double bedroom with strip wood flooring, exposed beams, built-in storage wardrobes with over head storage above and outlook to the front. BEDROOM 3 another generous double bedroom which is partly vaulted with built-in double wardrobes, exposed beams and dual aspect views. BEDROOM 4 another generous double bedroom with outlook to the rear and exposed beams and strip wood flooring. BATHROOM comprising a panelled bath, WC with vanity unit, wash basin and exposed beams. GUEST BEDROOM located via a staircase off the Rear Hallway, an ideal guest bedroom with En-Suite comprising a jacuzzi spa bath with shower attachment over, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

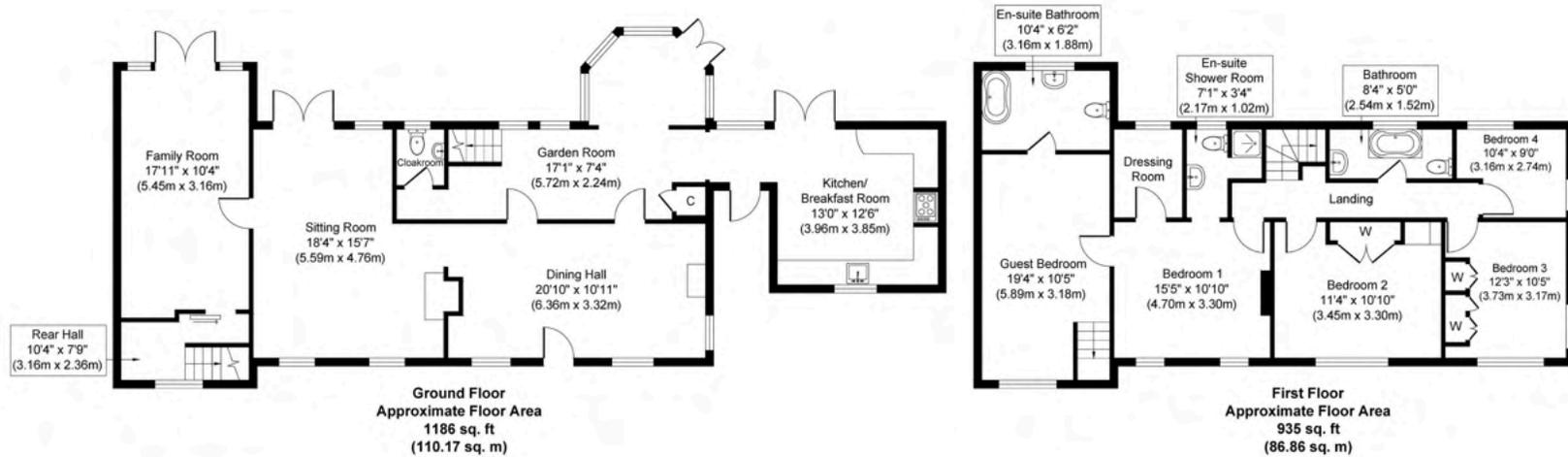


EXTERIOR

The property enjoys off-road parking for several vehicles and the potential to create further parking if required. The enclosed rear gardens feature extensively paved dining terraces, interspersed with artificial lawn, pergola, raised pond, raised flower beds and enjoying a good deal of privacy.



Floorplan



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.

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Hempstead, Essex

Hempstead is a small village and civil parish in the Uttlesford district of Essex, and is known for its peaceful and tranquil atmosphere with its historic church, St. Andrew's dating back to the 12th century which is a beautiful example of Norman architecture. Hempstead is located near the popular market town of Saffron Walden (7 miles) and for the commuter, the nearby Audley End railway station (8 miles) with services arriving at London Kings in just over an hour.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-heating.
NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £1,579.59 per annum.

PROPERTY POSTCODE: CB10 2PD.

TENURE: Freehold.

CONSTRUCTION TYPE:

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.

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