

The Old Mill | North Hall Road | Saffron Walden | Essex



A superb individual three bedroom barn conversion completed to an exceptionally high standard approximately eight years ago and situated in a delightful courtyard setting on a generous corner plot plus additional field with total grounds extending to approximately one acre. The property backs on to open countryside with lovely rural views and boasts a detached garage and cart lodge. The ground floor accommodation comprises a stunning kitchen/breakfast room which is beautifully fitted with an extensive range of bespoke base and eye level units with granite work surfaces over, a feature central island unit incorporating a breakfast bar and fully integrated appliances. Travertine floor tiles cover the entire ground floor area with underfloor heating and individual heating controls in all rooms. In addition there is a separate dining room, inner hallway and sitting room. The sitting room features a vaulted ceiling with dual aspect windows to both front and rear, doors leading to the garden and a bio-ethanol fire, bedroom three/study and shower room complete the accommodation on the ground floor. To the first floor are two wonderful double bedrooms, one with stunning rural views, wooden flooring to both and access to a Jack and Jill bathroom. EPC C
Quote Reference 375437



In Brief

- Detached
- Converted Barn
- High Specification
- Rural Views
- Approximate 1 acre (stls)
- Detached Garage
- 2/3 Reception Rooms
- Courtyard Setting

Freehold

Guide Price £560,000





The Old Mill is situated between Quendon which is a pretty village with the magnificent Quendon Hall and the village of Widdington with the Fleur-de-Lys public house and restaurant. Local convenience stores are available in Newport or Elsenham both within 3 miles. The old market town of Saffron Walden is within 5 miles which has a good range of coffee shops, restaurants and shopping facilities. Bishop's Stortford within 6.5 miles has a wider range of shopping and schooling facilities.

Directions from Bishop's Stortford: B1833 towards Newport, through the village of Quendon, right hand turn into North Hall Road, property will be found after approximately 1 mile on the right hand side, approached via a shingle road under bridge and turning right into the Courtyard. Saffron Walden 5 miles, Newport station 2 miles, Elsenham station 3 miles (London's Liverpool Street Station 50/55 minutes respectively), Bishop's Stortford 6.5 miles, Stansted Airport 6.5 miles (all distances and times are approximate)

Agents Note: There is a further 2.5 acre of amenity land that is jointly owned by the five properties and a maintenance charge of £50.00pm.

Sitting Room 13'4 x 14'
 Dining Room 13'3 x 10'6
 Kitchen/Breakfast Room 20'5 x 10'3
 Ground Floor Shower Room

Bedroom One 14'3 x 11'3
 Bedroom Two 13'8 x 10'
 Bedroom Three/Study 13'4 x 9'1
 Family Bathroom



GROUND FLOOR

Approx floor area 778.98 SQ.FT (72.37 SQ.M)



FIRST FLOOR

Approx floor area 449.39 SQ.FT (41.75 SQ.M)

TOTAL APPROX FLOOR AREA 1228.37 SQ.FT (114.12 SQ.M)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows and other features are approximate only

