



Water Lane, Helions Bumpstead, CB9 7AL

**CHEFFINS**

## Water Lane

Helions Bumpstead,  
CB9 7AL

A unique and very special opportunity to acquire an enchanting, most attractive Grade II Listed period, country cottage of immense charm and character. Sympathetically improved and extended in more recent times, and providing versatile and proportioned accommodation, including three bedrooms on the first floor, together with a ground floor suite, incorporating a double bedroom and generous ensuite shower room. In addition, there is an attractive enclosed garden and generous courtyard style parking area and driveway leading to a detached double garage and storeroom.

4 2 2

**Guide Price £665,000**





## LOCATION

End Cottage occupies a quite delightful, slightly elevated position close to the heart of this picturesque village and fronts onto a single track road, leading off the village and enjoys a wonderful vista over paddocks and countryside. The picturesque village of Helions Bumpstead has a thriving community, award-winning Gastro-pub, fine church and village hall. The village is located about 9 miles from the market town of Saffron Walden and around 12 miles from university city of Cambridge. More extensive amenities and schooling are available in the nearby village Steeple Bumpstead and also in the town of Haverhill. For the commuter, there are mainline stations at Audley End and Whittlesford, as well as M11 motorway access points at Stumps Cross and Duxford.

**PART GLAZED ENTRANCE DOOR**

to:

**ENTRANCE HALL**

with tiled floor, double radiator, coat hooks, windows to front and side aspect and fitted worktop with space and plumbing below for appliances including washing machine and tumble dryer, glazed door off to Inner Hall and main accommodation, door off to:

**CLOAKROOM**

with pedestal wash hand basin and w.c. tiled floor, glazed windows to side aspect with frosted glass.

**INNER HALL**

feature tiled floor and exposed brick chimney breast, opening leading through to:

**PRINCIPAL RECEPTION ROOM**

A wonderful open plan space currently utilised at one end as a Sitting Room with a large Inglenook style fireplace with a raised brick hearth and woodburning stove, recess to side, wealth of exposed timbers, natural wood style flooring, radiator, glazed windows to side and rear aspect and staircase off to first floor. Opening through to Dining Area at the other end of the room with natural wood style flooring, exposed beams and timbers, two radiators, and windows to front aspect, door to:

**GUEST SUITE**

comprising:

**BEDROOM 4**

with radiator, windows to front aspect and door to:

**ENSUITE SHOWER ROOM**

A large walk-in shower area with wall mounted shower unit, ceramic tiled walls and glazed shower screen, wash hand basin and low level w.c., glazed windows to side aspect with frosted glass, radiator, ceramic tiled walls, wall mirror and extractor fan.

**DOOR FROM INNER HALL**

leading to:

**LARGE FARMHOUSE STYLE KITCHEN/ADJOINING BREAKFAST**

with a large Inglenook style fireplace with a raised brick hearth, built-in storage cupboard, radiator, sliding sash windows to side aspect and a part glazed stable door leading to gardens, feature brick flooring, radiator, windows to side aspect overlooking the courtyard garden area to front, exposed ceiling timbers and open studwork leading through to Kitchen Area with a inset stainless steel sink unit with mixer taps, cupboards below, space and plumbing for dishwasher, worktop to the other side with water softener beneath, further base units comprising work surfaces with cupboards and drawers below, recess for a large Range style cooker with 7 gas hobs, range of wall storage cupboards, space for upright fridge/freezer, further wall storage cupboards, windows to side and front aspect with delightful views over adjoining paddocks on the other side of the lane.

**ON THE FIRST FLOOR****L-SHAPED LANDING AREA**

with feature exposed brick chimney breast, double radiator, exposed beams, and windows to front aspect with views towards the paddocks and land on the other side of the lane.

**BEDROOM 1**

with a wonderful feature high vaulted ceiling with a wealth of exposed beams and timbers, double radiator, built-in storage airing cupboard housing hot water cylinder, windows to side aspect and open studwork leading through to:

**DRESSING ROOM**

with two built-in wardrobes, fitted storage cupboards and drawers, exposed timbers open to the full height of the room and unique picture window with wonderful views over paddocks and land on the other side of the lane.

**BEDROOM 2**

with range of fitted wardrobes, windows to rear aspect, radiator, opening to:

**DRESSING ROOM/STUDY AREA**

with built-in eaves storage cupboards, radiator, semi-vaulted ceiling, two double glazed Velux windows to rear aspect and a full height glazed door to a wrought iron Juliet balcony with views over the front gardens and countryside beyond.

**BEDROOM 3**

with radiator, windows to rear aspect.

**BATHROOM**

with white suite comprising bath with wall mounted shower unit, ceramic tiled walls, and shower screen, vanity style unit with inset wash hand basin and cupboards below, low level w.c. windows to side aspect, exposed brick chimney breast, trap door to roof space.

**OUTSIDE**

To the side of the property there is an extensive courtyard style shinglestone area providing parking for several vehicles and driveway leading to the DETACHED DOUBLE GARAGE with two lots of wooden doors, windows to both sides, light and power and door leading through to a further storage room to the rear of the garage with space for appliances and further double glazed windows to rear aspect, door to side courtyard area.

From the courtyard there is a shinglestone pathway to a most attractive garden area laid to lawn with raised borders and mature hedgerow, gated access leading to a further large secluded courtyard style area with external lighting and a fitted kitchen/barbecue area with light and power. From this courtyard there is a pathway which leads around the side of the cottage to a further enclosed rear garden which is laid to lawn and also incorporates the oil fired boiler set on a concrete plinth and further pathway leads around the cottage to a rear courtyard style area with oil storage tank, shinglestone area and raised borders.





Guide Price £665,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Braintree

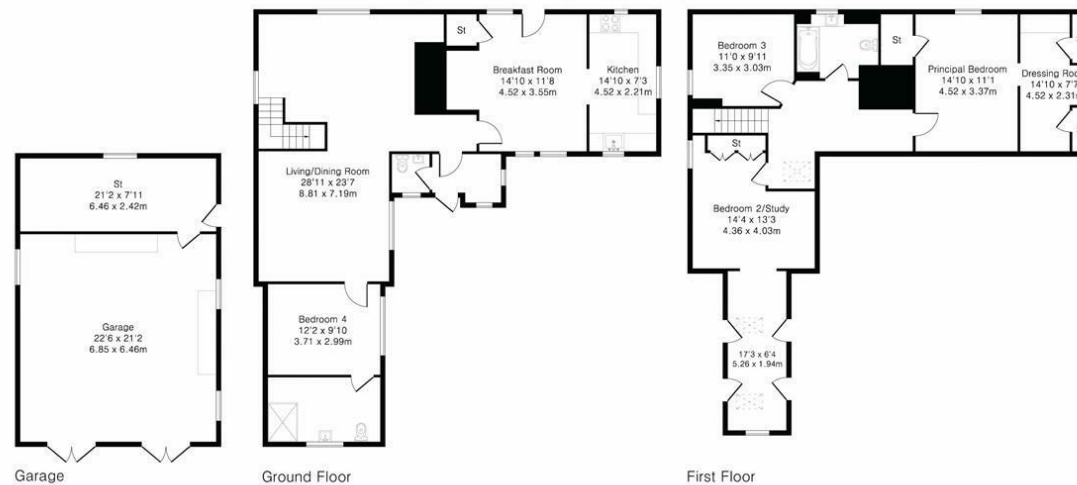


## Approximate Gross Internal Area 2022 sq ft - 188 sq m

Ground Floor Area 1106 sq ft – 103 sq m

First Floor Area 916 sq ft – 85 sq m

Garage Area 650 sq ft – 60 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

