



Chapel Street, Steeple Bumpstead, CB9 7DQ

CHEFFINS

Chapel Street

Steeple Bumpstead,
CB9 7DQ

- First Time For Sale In Generations
- One Of the Oldest Houses In Steeple Bumpstead
- Grade II Listed With Star
- Outbuildings With Potential For Conversion (STP)
- Generous & Versatile Accommodation
- Three Bedrooms
- Study
- Utility

This remarkable detached house on Chapel Street proudly holds the title of one of the oldest houses in the village and is Grade II star listed. Having been family-owned since 1850, it offers a unique opportunity to own a piece of local heritage. The property boasts an impressive five reception rooms, three well-proportioned bedrooms, generous front and rear gardens and outbuildings with the potential to convert. (STP)

3 1 5



Guide Price £575,000



LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including, two public houses, village store, a well regarded primary school and nursery.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

5.36m x 3.99m (17'7" x 13'1") The main sitting room boasts a wealth of beams and period features, Inglenook fireplace, dual aspect windows, three radiators.

KITCHEN/BREAKFAST ROOM

3.81m x 3.76m (12'5" x 12'4") Fitted wall and base level units, oil fired Rayburn Range cooker, electric ceramic hob, electric double oven, door to pantry.

UTILITY

3.15m x 1.93m (10'4" x 6'3") Stainless steel sink, plumbing for dishwasher, window, radiator, door to rear.

RECEPTION ROOM

5.38m x 4.52m (17'7" x 14'9") Fireplace, two windows to front, two radiators.

DINING ROOM

3.51m x 3.20m (11'6" x 10'5") Window to front, radiator, door to living room and kitchen.

STUDY

3.91m x 3.40m (12'9" x 11'1") Dual aspect windows, door to outside/rear.

BOILER ROOM

4.06m x 3.53m (13'3" x 11'6") Housing oil boiler, storage cupboard, plumbing for

washing machine, dual aspect windows, door to:

WC

2 piece suite comprising sink and w/c, radiator, obscure window.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

5.44m x 3.23m (17'10" x 10'7") Three windows to side, storage cupboard, radiator.

BEDROOM TWO

4.57m x 4.14m (14'11" x 13'6") Window, radiator.

BEDROOM THREE

5.13m x 3.63m (16'9" x 11'10") Window, radiator, fitted wardrobes.

BATHROOM

Three piece avocado suite comprising of panelled bath, sink, low wc, radiator and two obscure windows.

OUTSIDE

FRONT: Laid to lawn, enclosed by mature fruit trees and hedges, path leading to front. Front driveway for several vehicles.

REAR: Generous rear garden, laid to lawn enclosed by mature trees and

shrubbery. There are multiple outbuildings, currently used as workshops which, subject to planning, could be converted.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





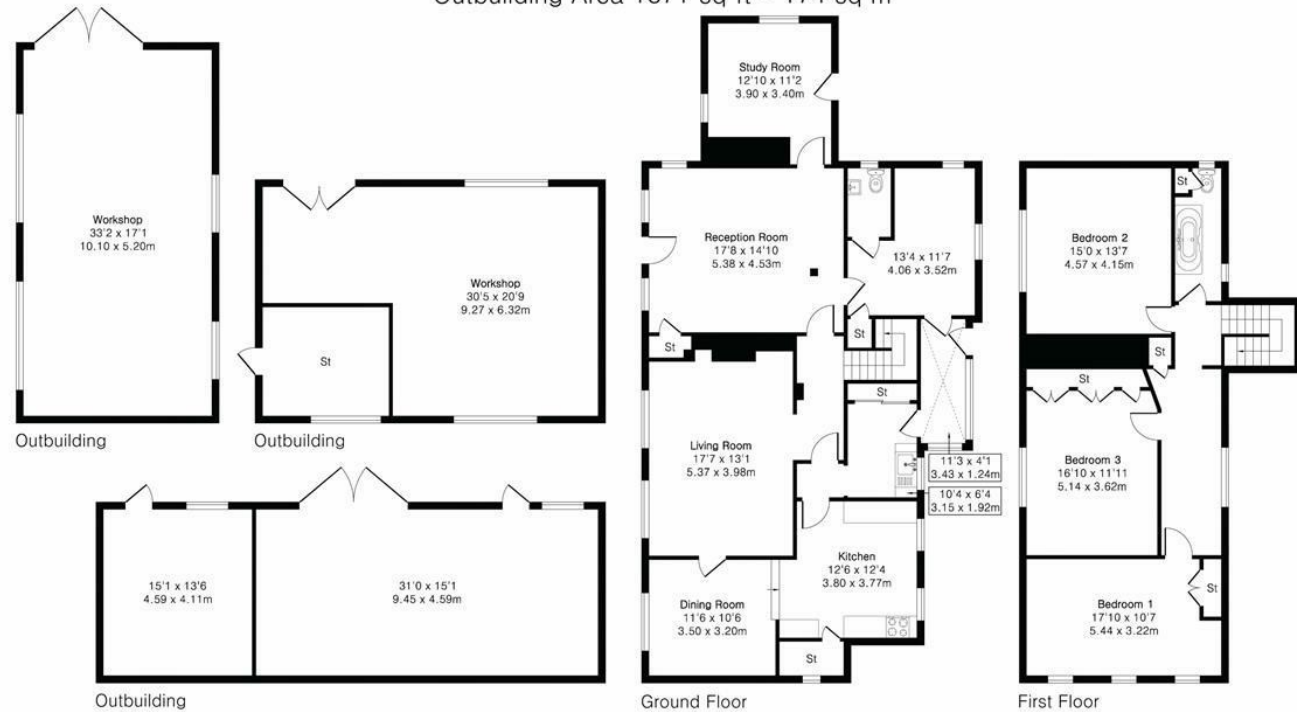


Approximate Gross Internal Area 2207 sq ft - 205 sq m

Ground Floor Area 1360 sq ft – 126 sq m

First Floor Area 847 sq ft – 79 sq m

Outbuilding Area 1871 sq ft – 174 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(22-30) E		
(15-21) F		
(8-14) G		
Not energy efficient - higher running costs		
	54	30
England & Wales		
EU Directive 2002/91/EC		

Guide Price £575,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Braintree



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.

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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.