



Linton Road, Hadstock, CB21 4NU

**CHEFFINS**



## Linton Road

Hadstock,  
CB21 4NU

- Grade II Listed
- Former public house
- Wealth of original features
- Beautifully presented throughout
- Private garden with bar and studio
- Off-street parking

A substantial, Grade II Listed detached residence, recently converted from a public house to a private residence. The property has been finished to a high standard, whilst retaining a number of original features, and provides versatile accommodation and an excellent outdoor space.

5 1 3

**Guide Price £925,000**







## LOCATION

Hadstock is a pretty, unspoilt village set in rolling countryside. The nearby well-regarded village of Linton offers a good range of local amenities including shops, public houses, post office, health centre, primary and junior schools and a college with its own sports centre. The market town of Saffron Walden is 5 miles away and the University City of Cambridge 11 miles. There is a school bus that goes to Saffron Walden County High School and Ashdon Primary School. Audley End mainline station, which offers a commuter service into London's Liverpool Street, is 8 miles and the M11 access is 7 miles.

## GROUND FLOOR

### KITCHEN/DINING ROOM

The kitchen comprises a range of units with stone worktops, integrated dishwasher, space for range cooker and full height fridge and freezer. Solid oak stable door providing access to the outside space and glazed door overlooking the driveway. The dining area has exposed timbers and original brickwork, together with an impressive inglenook fireplace with inset stove. A pair of glazed doors with an adjoining window providing a good degree of natural light and access to the terrace and garden beyond. A hinged trap door gains access to the cellar which provides an extensive and useful storage area.

### RECEPTION ROOM

Divided into three areas via open studwork. The room provides versatile accommodation with exposed timbers, two fireplaces, glazed stable door providing access to the terrace and garden, three windows overlooking the High Street and the original front door.

### INNER HALLWAY

Staircase rising to the first floor.

### CLOAKROOM

Comprising low level WC, solid oak shelves, wash basin and window.

### UTILITY ROOM

Fitted with a range of base and eye level

units with worktop space over, sink unit, space for washing machine, tumble dryer and fridge freezer and window.

### STUDY/BEDROOM 5

A multi-purpose room with window to the front aspect and door providing access from the High Street.

## FIRST FLOOR

### LANDING

Three windows providing a good degree of natural light, built-in linen cupboard and attic storage spaces.

### BEDROOM 1

Exposed timbers and window to the front aspect. Doorway to:

### BEDROOM 2/DRESSING ROOM

Currently used as a dressing room, but providing scope as a nursery bedroom. Fitted with a range of wardrobes, fireplace with exposed brickwork and window to the front aspect.

### BEDROOM 3

Window to the front aspect, built-in wardrobes and fireplace.

### BEDROOM 4

Window, exposed timbers and an impressive exposed brick chimneybreast.

### BATHROOM

Refitted suite comprising contemporary free-standing bath, large walk-in shower enclosure, vanity wash basin, low level WC and window overlooking the garden.

## OUTSIDE

To the side of the property is an extensive driveway providing off-street parking. To the rear of the driveway is a screened area which is currently used for storage, with a useful detached workshop. Adjoining the property is a large, natural stone paved terrace which is ideal for al fresco entertaining, together with an outdoor bar. Steps lead up to the garden which is laid to lawn with raised flowerbeds.

### HOME OFFICE/STUDIO

Adjoining the bar is a home office/studio with a pair glazed doors overlooking the terrace and house. The studio is well-insulated with a radiator and powerpoints.

### AGENT'S NOTES

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.









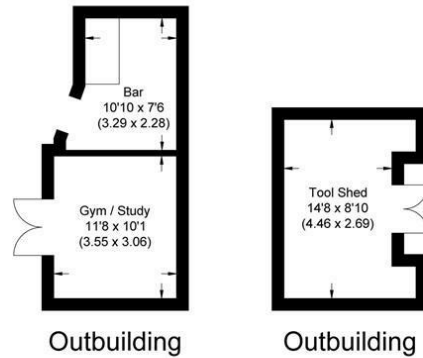


Guide Price £925,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Uttlesford









Approximate Gross Internal Area  
229.99 sq m / 2475.59 sq ft  
(Excludes Outbuilding)  
Outbuilding Area 32.18 sq m / 346.38 sq ft

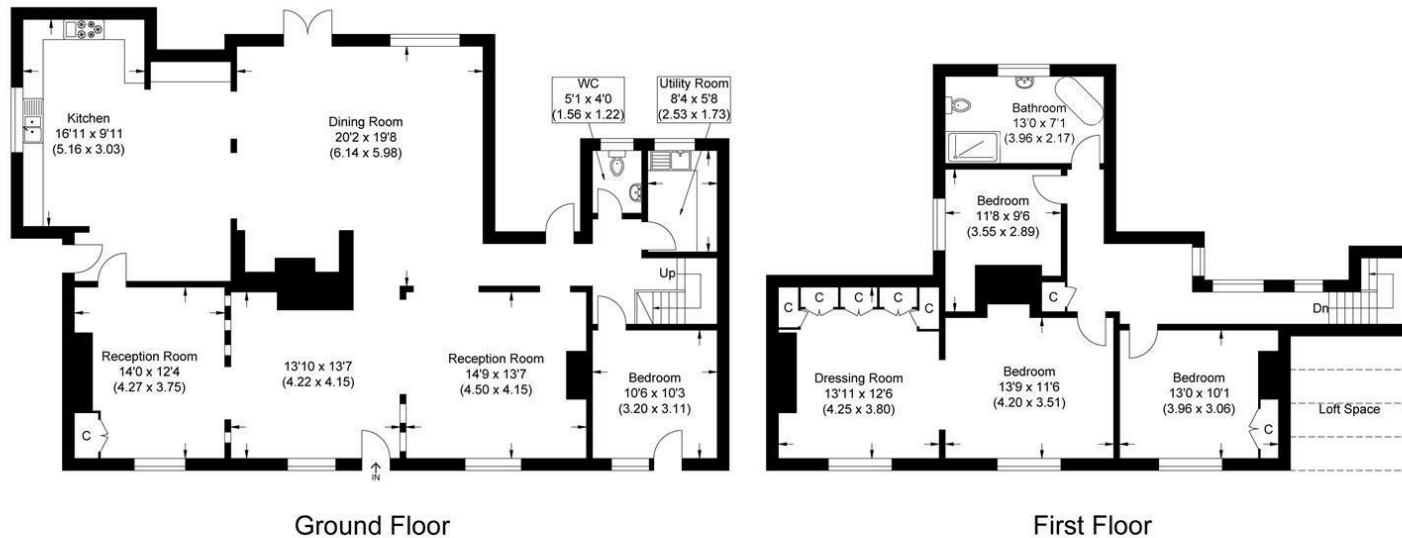


Illustration for identification purposes only, measurements are approximate, not to scale.

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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>.

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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.

