

Top Road, Wimbish, CB10 2XJ

CHEFFINS

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Top Road

Wimbish,
CB10 2XJ

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Guide Price £925,000



- Idyllic location
- Charming Grade II Farmhouse
- Four Bedrooms
- Numerous character features
- Principal bedroom with ensuite
- Approximately 3.14 acres
- Equestrian/development opportunity

A charming Grade II listed farmhouse offering huge scope for updating and modernisation and set in grounds of approximately 3.14 acres together with impressive timber framed barn, brick built granary and various outbuildings offering equestrian opportunity or alternative uses dependent upon needs and relevant planning and approval.









LOCATION

Lower Green is a small hamlet on the outskirts of Wimbish, a well-located village, approximately 4 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1. Stansted Airport is approximately 10 miles to the south. Wimbish has a well-regarded primary school and parish church. The village of Debden is just over a mile away with further amenities including primary school, church and restaurant.

GROUND FLOOR

UTILITY ROOM
Accessed by a glazed stable door and fitted with a range of base and eye level units with sink unit, window to the side aspect. Further glazed door to:-

KITCHEN/BREAKFAST ROOM
Fitted with a range of base and eye level units with worktop space over including a breakfast bar, AGA four oven cooker, sink unit, induction hob and built-in double oven, windows to three aspects, glazed stable door providing access to the outdoor space.

DINING ROOM
Window to the rear aspect overlooking the garden together with a pair of glazed doors providing access and views onto the garden and outdoor space, inglenook fireplace with inset AGA stove and exposed timbers. Door to:-

HALLWAY
A hardwood door with decorative glazed window and additional windows to side and front aspects, staircase rising to the first floor.

SITTING ROOM
This spacious room covers two areas with a fireplace with inset stove, exposed red brick chimney and timbers, windows to three aspects together with a pair of glazed doors providing access into the garden and outdoor space.

SHOWER ROOM
Comprising shower enclosure, wash basin, low level WC and obscure glazed window

FIRST FLOOR

LANDING
Window to the front aspect, built-in linen cupboard.

PRINCIPAL BEDROOM
Dual aspect room with windows to the side and rear.

EN SUITE
Comprising shower area, wash basin.

BEDROOM TWO
Window to the front aspect and eaves storage.

BATHROOM
Comprising panel bath with independent shower over, wash basin, low level WC and obscure glazed window.

BEDROOM THREE
Dual aspect room with windows to the front and rear together with a vanity wash basin.

BEDROOM FOUR
Window to the rear aspect.

OUTSIDE
The property is set comfortably in a pleasant rural setting in its own mature grounds of 3.14 acres acres and accessed via a five bar timber gate. The sweeping driveway in turn leads to the rear yard with a four bay cart lodge and an impressive detached timber framed barn offering huge scope for conversion for various uses dependent upon needs and relevant approval. In addition there is an attractive former brick built granary also offering scope for conversion to a home office or studio. Furthermore, there is another timber framed outbuilding behind the granary. The mature gardens are mainly laid to lawn with a number of trees and pond together with a paddock, numerous mature trees and former stable block to the the right-hand side of the driveway, all offering excellent opportunity for equestrian needs.

VIEWINGS
By appointment through the Agents.















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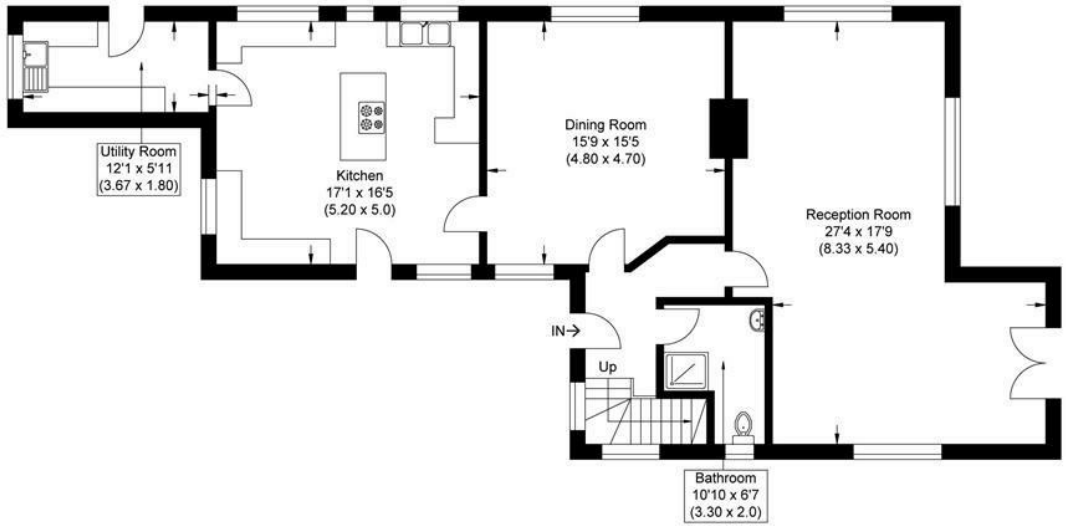
Guide Price £925,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

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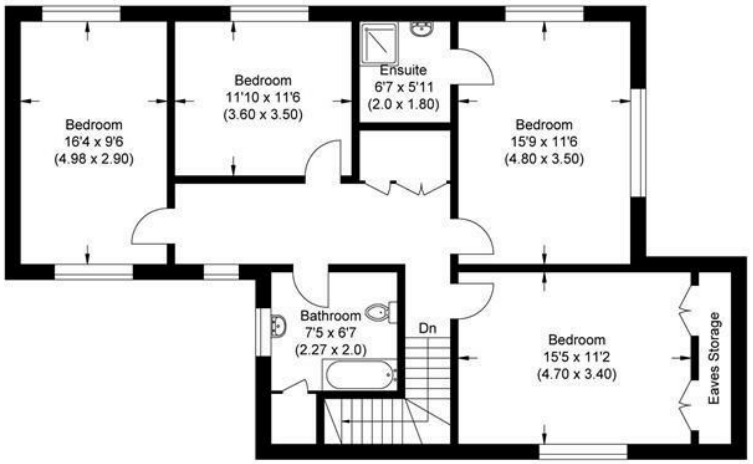


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Approximate Gross Internal Area
189.52 sq m / 2039.97 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor

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

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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