



Belmont Hill, Newport, CB11 3RF

**CHEFFINS**



## Belmont Hill

Newport,  
CB11 3RF

- Renovated Grade II Listed cottage
- Sitting room with log burner
- Beautifully presented throughout
- Private rear garden
- Two off-road parking spaces
- Conveniently located for the station and village amenities

A charming Grade II Listed cottage set in the heart of the village. The property has been renovated to provide beautifully presented accommodation throughout whilst retaining many original features. To the rear is an enclosed garden and two off-road parking spaces.

2 1 2

**Guide Price £315,000**





## LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.



## GROUND FLOOR

### ENTRANCE DOOR

Opening to:

### LIVING ROOM

Feature redbrick fireplace with wood burning stove, bespoke fitted cabinets and window to the front aspect. Doorway to:

### DINING ROOM

A central island with fitted storage cupboards beneath and open worktop, staircase rising to the first floor with understairs storage cupboard and window to the rear aspect. Opening to:

### KITCHEN

Fitted with base and eye level units with butler sink with mixer tap, slimline dishwasher, electric oven, induction hob with extractor hood over, integrated fridge freezer and window to the rear aspect. Door leading down to the basement.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and window to the side aspect.

### BEDROOM 1

Window to the front aspect and fitted wardrobes.

### SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads and heated towel rail.

### BEDROOM 2

Window to the rear aspect.

## OUTSIDE

Adjoining the rear of the property is a paved terrace, perfect for al fresco entertaining. Steps lead down to the garden which is predominantly laid to lawn with mature beds bordering and a further gravelled terrace to the rear. There is a pedestrian right of way to the rear of the house for the neighbouring property. The property has two off-street parking spaces on a separate parcel of land accessed from Whitehorse Lane.

### GARDEN STUDIO/UTILITY

Windows to the side and rear aspects, power, lighting and heating connected. Space and plumbing for

washing machine and tumble dryer, gas fired boiler. Door to WC with ceramic wash basin, low level WC and window to the rear aspect.

## VIEWINGS

By appointment through the Agents.









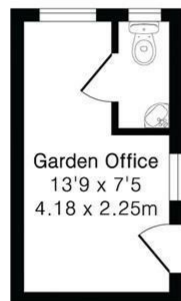
## Approximate Gross Internal Area 797 sq ft - 73 sq m (Excluding Outbuilding)

Lower Ground Floor Area 122 sq ft – 11 sq m

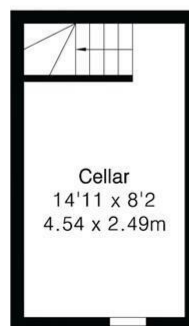
Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 264 sq ft – 24 sq m

Outbuilding Area 101 sq ft – 9 sq m



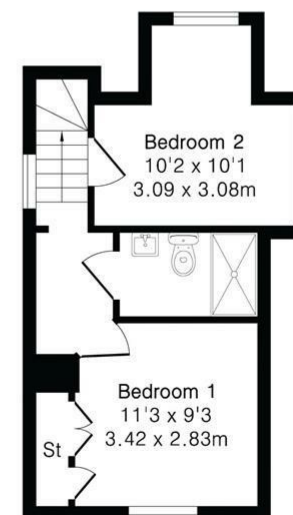
Outbuilding



Lower Ground Floor



Ground Floor



First Floor

Guide Price £315,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford

[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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [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.



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