



**Bumpstead Road, Hempstead, CB10 2PW**

**CHEFFINS**



## Bumpstead Road

Hempstead,  
CB10 2PW

- Grade II Listed farmhouse
- 1.2 acre plot with a further 7.73 acres is available by separate negotiation
- Large kitchen/dining room
- 4/5 bedrooms
- Planning approval for a 2 bay cart lodge UTT/25/0516/HHF
- No upward chain

A characterful Grade II Listed residence which sits within an established 1.2 acre plot with pleasant views over the adjoining countryside. The property offers a wealth of period features and substantial accommodation in excess of 3,800 sqft. No upward chain.

5 2 4

**Guide Price £900,000**







## LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

**GROUND FLOOR****ENTRANCE PORCH**

Entrance door and windows to the side and rear aspects. Glazed door to:

**HALLWAY**

Staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

**KITCHEN/DINING ROOM**

Fitted with base and eye level units, central island with breakfast bar, stainless steel sink, Aga, electric double oven and four ring electric hob with extractor hood over, space for fridge and space and plumbing for dishwasher. Windows to the side aspect and doors to adjoining rooms.

**SNUG**

Windows to the side and rear aspects and part-glazed stable door providing access to the rear.

**GARDEN ROOM**

Windows to the side and rear aspects and part-glazed external door to the side.

**UTILITY ROOM**

Fitted with base units with stainless steel sink, space for washing machine, fridge freezer and window to the front aspect. Door to:

**LARDER CUPBOARD**

Window to the front aspect.

**CLOAKROOM**

Comprising low level WC, pedestal wash basin and obscure glazed window to the front aspect.

**LIVING ROOM**

Windows to the front and rear aspects, redbrick inglenook fireplace with wood burning stove and door to:

**ENTRANCE HALLWAY**

Window to the side aspect, external door to the rear and doors to adjoining rooms.

**FAMILY ROOM**

Windows to the front and side aspects, feature fireplace with open fire and fitted storage cupboards.

**CLOAKROOM**

Comprising low level WC, ceramic wash basin with vanity unit beneath and window to the rear aspect.

**BOILER ROOM**

Housing the oil fired boiler and water softener. Window to the side aspect.

**FIRST FLOOR****LANDING**

Doors to adjoining rooms, airing cupboard, access to the loft space and windows to the side and front aspects. Door and staircase rising to the loft room.

**BEDROOM 1**

Windows to the front and side aspects, fitted wardrobes and door to:

**JACK & JILL EN SUITE**

Comprising wash basin with vanity unit beneath, low level WC and panelled bath with shower over. Window to the rear aspect and door to:

**BEDROOM 5**

Fitted wardrobes and window to the rear aspect. The room could also be utilised as a dressing room.

**BATHROOM**

Comprising ceramic wash basin with vanity unit beneath, panelled bath, low level WC, shower enclosure and window to the rear aspect.

**BEDROOM 4**

Window to the front aspect and door to:

**DRESSING ROOM**

Window to the front aspect.

**BEDROOM 3/DRESSING ROOM**

Window to the side aspect. Steps and door to:

**BEDROOM 2**

Window to the rear aspect.

**LOFT ROOM**

Window to the side aspect, door to storage rooms.

**OUTSIDE**

The property is accessed via a five bar gate which opens to a gravelled driveway providing off-street parking for several vehicles. The plot measures approximately 1.2 acres, with the gardens being predominantly laid to lawn with mature trees and hedging to the boundaries. There are stunning views over the adjoining countryside and direct access to a byway. There are a further 7.73 acres available via separate negotiation.

**PLANNING PERMISSION**

The property has approved planning to build a two bay cart lodge with side store. Full details can be found on the Uttlesford Planning website under Ref: UTT/25/0516/HHF.

**AGENT'S NOTES**

- Tenure – Freehold
- Council Tax Band – G
- Property Type – Detached house
- Property Construction – Timber framed with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 3,842 sqft
- Parking – Driveway
- Listed – Grade II Listed

**UTILITIES/SERVICES**

- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Private sewerage treatment plant
- Heating – Oil fired boiler with radiators, wood burning stove and open fire

- Broadband – Fibre to the Property

- Mobile Signal/Coverage – OK

**RIGHTS OF WAY**

Three neighbouring properties have right of way over driveway and courtyard

- 25% share of maintenance costs for driveway

- A public bridleway runs through the shared courtyard

**BUILDING SAFETY**

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

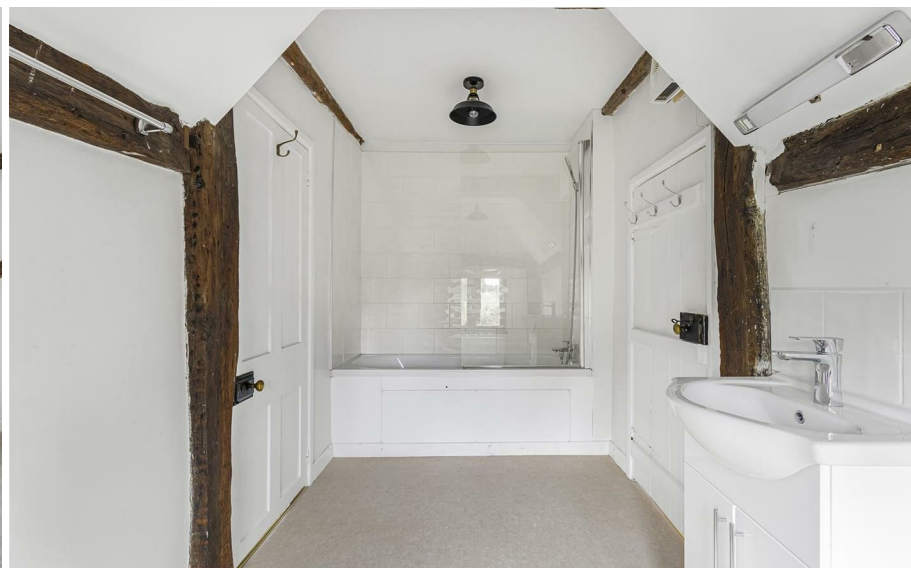
**ACCESSIBILITY/ADAPTATIONS**

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

**VIEWINGS**

By appointment through the Agents.





















Guide Price £900,000  
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Council Tax Band - G  
Local Authority - Uttlesford







## Approximate Gross Internal Area 4561 sq ft - 424 sq m

Ground Floor Area 2188 sq ft – 203 sq m

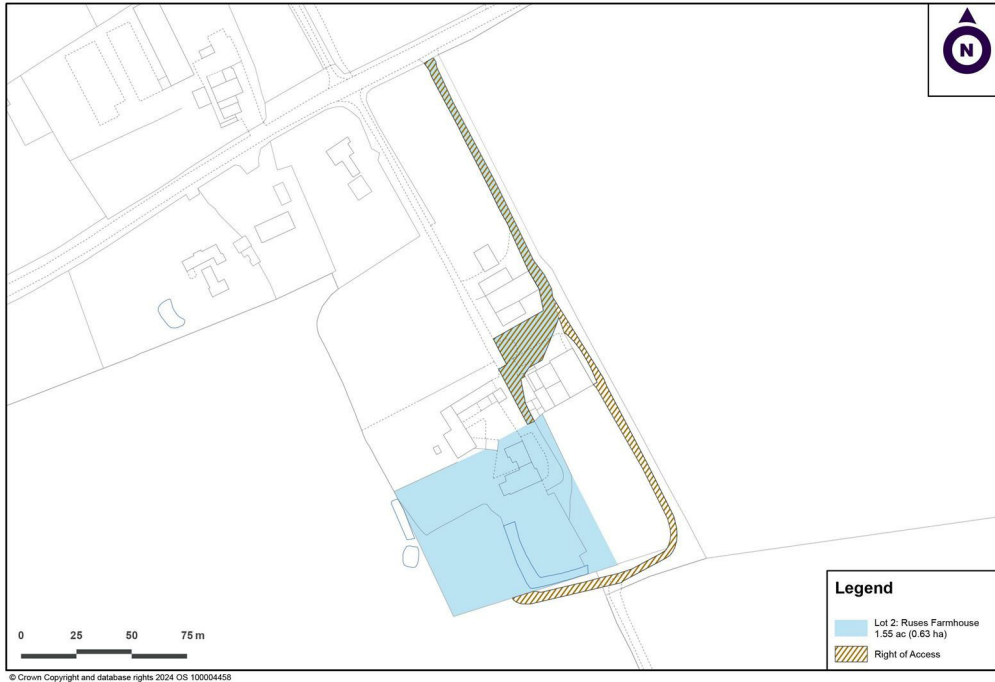
First Floor Area 1654 sq ft – 154 sq m

Second Floor Area 719 sq ft – 67 sq m

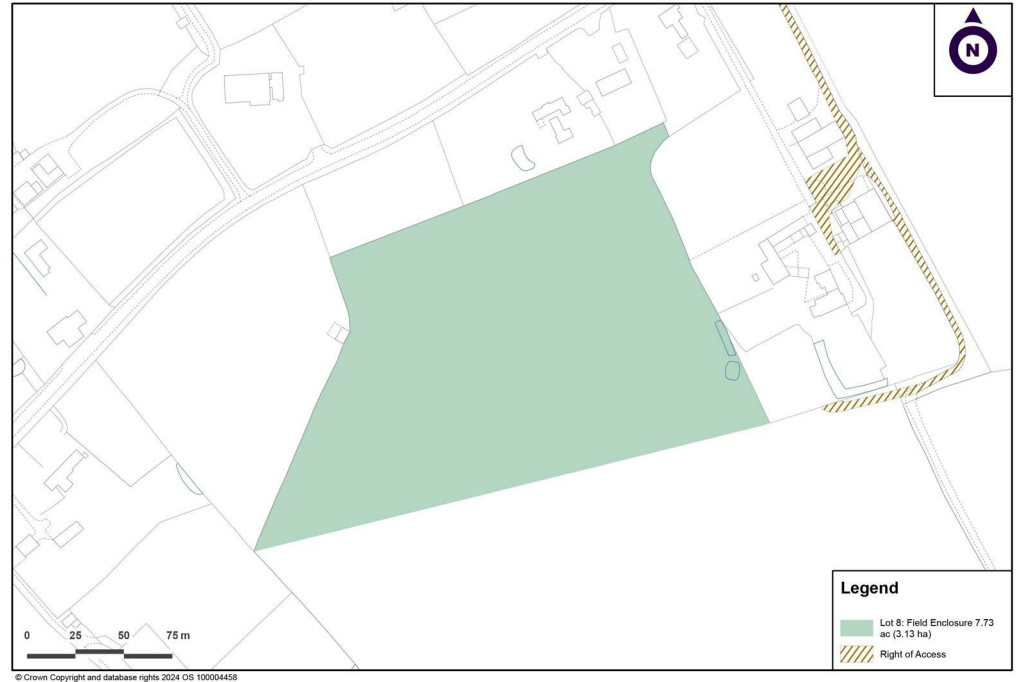




Farmhouse and Right of Access



Additional Land (by separate negotiation)



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.

