



Castle Street, Saffron Walden, CB10 1BD

**CHEFFINS**



## Castle Street

Saffron Walden,  
CB10 1BD

- Impressive 16th Century former public house
- Grade II Listed
- Accommodation approx. 3015 sqft
- Private gardens
- Detached double garage
- Highly sought-after, central location

A handsome, Grade II Listed former public house set in arguably one of the town's most picturesque streets. The property enjoys extensive accommodation incorporating a large basement/cellar, detached double garage and a good sized garden.

4 2 4

**Guide Price £900,000**







## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.



## HISTORY

The Bell House, formerly The Five Bells Inn, has a history rooted in its 16th-century origins, though its current form showcases significant 17th, 18th and 19th-century alterations and additions, including timber framing, rendering, and later brick and flint work. The building features elements like casement windows and wooden panelling from the 18th century, reflecting its evolutionary construction as a former inn and house. It ceased trading as a public house in the 1960s.

## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door with window above and further glazed door leading to:

### RECEPTION HALL

A welcoming, atmospheric room with exposed timbers, fireplace with exposed brickwork and secondary glazed window to the front aspect.

### CLOAKROOM

Comprising low level WC, wash basin and obscure glazed window.

### RECEPTION ROOM

A pair of secondary glazed windows to the front aspect enjoying views over the street scene and providing a good degree of natural light. Fireplace with exposed brickwork and adjoining display cabinet, understairs storage cupboard and a pair of glazed doors leading to the Dining Room. Opening to:

### STUDY

A versatile, multi-purpose room with secondary glazed window to the rear aspect overlooking the courtyard and an adjoining door (currently not in use).

### DINING ROOM

A spacious reception room with a secondary glazed window to the rear aspect overlooking the courtyard and garden beyond, parquet flooring and fireplace with exposed brickwork. Door to:

## INNER HALLWAY

Door leading to the rear garden via a covered space. Staircase rising to the first floor and door to:

## KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units, two oven Aga, sink unit, free-standing dishwasher, washing machine and cooker, built-in pantry cupboard and a pair of secondary glazed windows to the side aspect. Solid timber flooring and glazed door to:

## UTILITY ROOM

Fitted with a range of base and eye level units with worktop space, sink unit, free-standing washing machine and former fireplace with exposed brickwork.

## BASEMENT/CELLAR

An extensive space, currently divided into various rooms used for storage and work area. The basement provides an opportunity for full or part-conversion to additional accommodation, subject to needs and relevant approval.

## FIRST FLOOR

### LANDING

Secondary glazed window to the front aspect and exposed timbers.

### BEDROOM 1

A spacious bedroom with a pair of secondary glazed windows to the front aspect, exposed timbers, fitted wardrobes, deep built-in cupboard, walk-in wardrobe and door to:

### EN SUITE

Comprising panelled bath, separate shower enclosure, low level WC, vanity wash basin, heated towel rail and secondary glazed window to the rear aspect.

### BEDROOM

Secondary glazed window to the rear aspect and fitted wardrobe.

## BEDROOM 3

Secondary glazed window to the front aspect, exposed timbers and fireplace with exposed brickwork (not in use).

## BEDROOM 4

Secondary glazed window to the side aspect and exposed timbers.

## BATHROOM

Comprising panelled bath, low level WC, wash basin and deep built-in airing cupboard housing the pressurised hot water cylinder. Secondary glazed window to the rear aspect.

## OUTSIDE

The property is set in arguably one of the town's most picturesque and sought-after streets, often featuring in photographs in the national press. The lane to the side of the property leads to a rear paved courtyard with a sliding gate providing pedestrian and vehicular access to the double garage. Beyond the courtyard are wrought iron railings and gate leading to the garden which is laid to lawn with an abundance of mature shrubs and planting.

## DETACHED DOUBLE GARAGE

Accessed via a pair of up and over doors, power and lighting connected. The garage offers huge scope for conversion to a garden office/studio, dependent upon needs and relevant approval. A door to the side leads to the courtyard.

## VIEWINGS

By appointment through the Agents.





















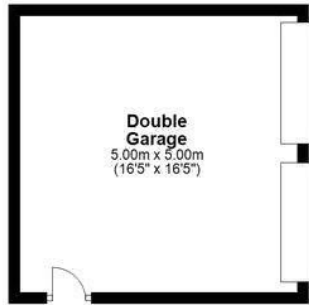
Guide Price £900,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Uttlesford





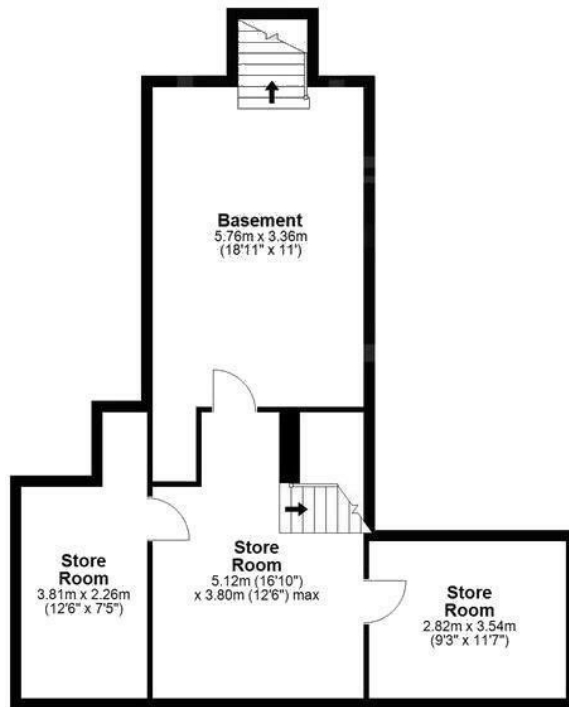






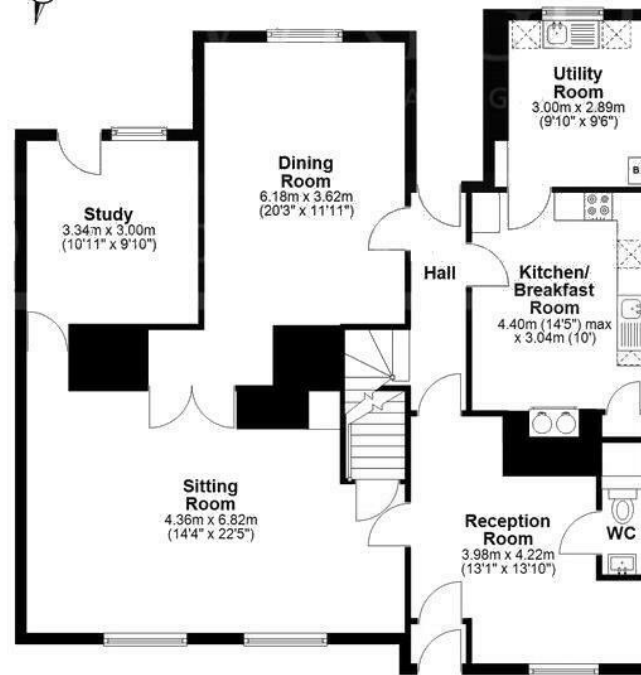
## Basement

Approx. 63.7 sq. metres (686.1 sq. feet)



## Ground Floor

Approx. 112.3 sq. metres (1208.6 sq. feet)



## First Floor

Approx. 104.1 sq. metres (1120.7 sq. feet)



Total area: approx. 280.1 sq. metres (3015.4 sq. feet)





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.

