

Rook End Lane, Saffron Walden, CB11 3LR

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Rook End Lane

Debden, Saffron Walden,
CB11 3LR

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Guide Price £700,000

- Detached 3 bedroom house
- Off-street parking and garage
- Village location
- Extensive views of the countryside
- 1.61 acres of gardens and grounds



A detached two storey Grade II Listed farmhouse, believed to date from the seventeenth century, of timber framed construction set upon a brick plinth, with rendered elevations beneath a multi-pitched peg tiled roof.















LOCATION

The holding is located on the edge of the desirable village of Debden, in the county of Essex. Debden is a sought after village and benefits from a primary school, public house, recreational ground and church. The property is situated approximately 4 miles north east of the town of Thaxted, 4 miles south of the market town of Saffron Walden and 17 miles south of the University City of Cambridge. Stansted Airport is situated approximately 10 miles to the south of the property.

ROOK END FARMHOUSE

A detached two storey Grade II Listed farmhouse, believed to date from the seventeenth century, of timber framed construction set upon a brick plinth, with rendered elevations beneath a multi-pitched peg tiled roof. The property features a central chimney together with an external chimney stack and a dormer window to the front elevation. A later gabled porch forms the principal entrance, with subsequent extensions to the rear. The rear elevation is partly clad in timber weatherboarding. The property benefits from a combination of timber casement and aluminium framed windows, together with a mix of plastic and cast iron rainwater goods.

Rook End Farmhouse extends to approximately 175 sq.m. (1,884 sq.ft.) over ground and first floor, and the accommodation comprises:

ENTRANCE HALL

(22'11" x 4'3" max)
with linoleum flooring, timber panelling with painted plaster above, front and rear access doors and loft access.

KITCHEN

(14'10" x 12'4")
fitted with a range of base and wall units, stainless steel sink and drainer, oil-fired Rayburn set on a tiled hearth, dual aspect windows, pantry cupboard and external door.

PANTRY

(8'4" x 10'3")
with base units, open shelving and timber window with secondary glazing.

RECEPTION ROOM

(10'1" x 8'2")
with low ceiling height and wallpapered walls.

SITTING ROOM

(21'5" x 22'9" max)
with two fireplaces, exposed timber beams and fitted storage cupboards.

BATHROOM

(11'5" x 5'10")
fitted with a three-piece suite including bath with shower over, pedestal wash hand basin and WC.

WC

(4'3" x 5'8").
fitted with a toilet and wash hand basin.

BEDROOM 1

(15'1" x 10'5")
access via a dedicated staircase leading to a private landing and bedroom.

BEDROOM 2

(12'2" x 11'2")
accessed via steps from the landing, with vaulted ceiling.

BEDROOM 3

(12'2" x 11'2").
with built-in wardrobes, dormer window and vaulted ceiling.

The first floor is accessed via two separate staircases, reflecting the character of the original farmhouse.

OUTSIDE

Externally the property benefits from established gardens laid predominantly to lawn with a mature hedgerow and a grass paddock beyond. Pedestrian access is taken directly from the public highway, with a concrete pathway leading to and around the dwelling.







To the west of the property is a detached single garage (6.08m x 3.68m) of block construction beneath a pitched corrugated fibre cement roof, with vehicular and pedestrian access, together with a concrete floor.

In addition, the property includes an agricultural building known as the Cow Shed (27.22m x 11.82m) The building is of concrete frame construction with part block walls and corrugated sheet cladding above, beneath a pitched fibre cement roof, incorporating translucent roof lights. The building is accessed via a full-height roller door to the eastern elevation and a sliding door to the southern elevation, both opening onto concrete hardstanding. Internally, the building has a solid concrete floor and benefits from mains electricity and water supply.

The Cow Shed fronts the public highway to the north of Rook End Lane and shares vehicular access with the farmhouse, offering practical ancillary accommodation suitable for a range of uses subject to planning. In all this lot extends to 1.61 acres.

TENURE & POSSESSION
Freehold with vacant possession upon completion.

LOCAL AUTHORITY
Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER.

Tel: 01376 552525
Email: uconnect@uttlesford.gov.uk
Website: https://www.uttlesford.gov.uk/

SOLICITORS
Tees Law, No. 3 Journey Campus, Castle Park, Castle Street, Cambridge, CB3 0AY

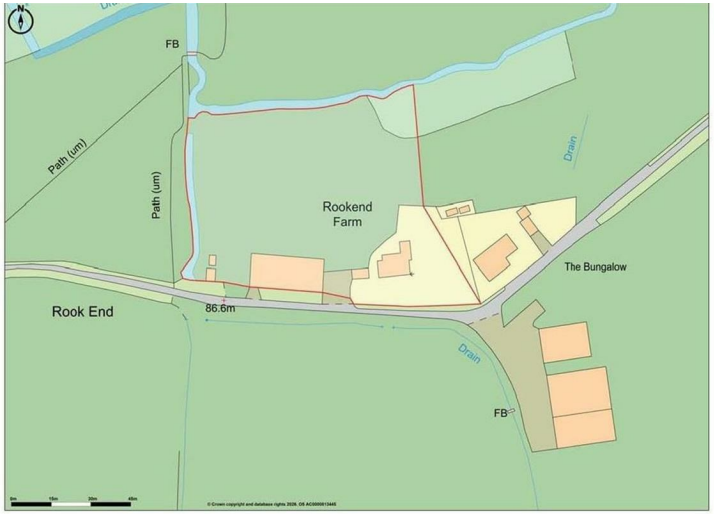
VIEWINGS & FURTHER INFORMATION
Viewings by prior arrangement with the Sole Agents. For further information please contact Jonathan Purkiss or Henry Lankfer on (01223) 213777. Further contact details can be found in the brochure.

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.

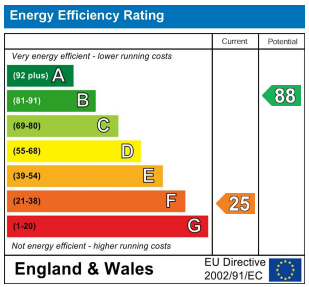


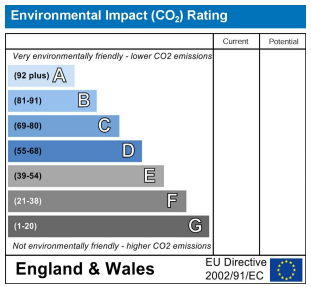






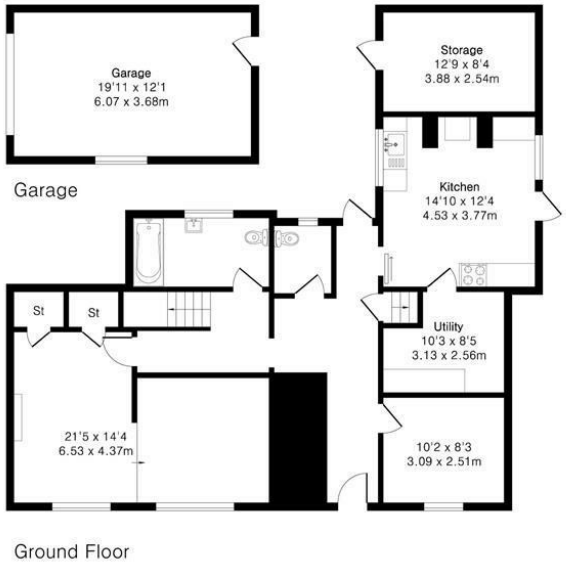
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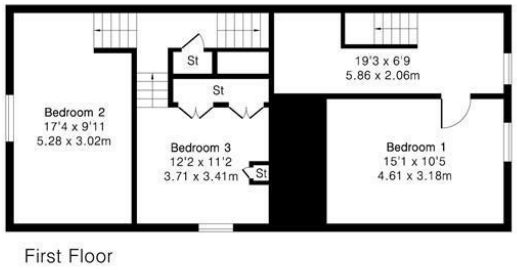




Guide Price £700,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford District Council

Approximate Gross Internal Area 1879 sq ft - 175 sq m
(Excluding Garage)
Ground Floor Area 1150 sq ft – 107 sq m
First Floor Area 729 sq ft – 68 sq m
Garage Area 240 sq ft – 22 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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