



1 The Old Barn, Wood Hall
CB11 4HA



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RESIDENTIAL & COMMERCIAL AGENTS

1 The Old Barn

Wood Hall | Arkesden | CB11 4HA

Offers Over £700,000

- A stunning, Grade II listed barn conversion
- Beautifully presented with character features throughout
- Principal bedroom with ensuite
- Family bathroom with underfloor heating
- Garage & rear garden
- Private estate location
- Offered with no upward chain
- Council Tax Band: F

The Property

An immaculate five-bedroom, two-bathroom Grade II listed converted barn located in the idyllic Wood Hall estate. Benefitting from good size rear garden, off street parking, garage and is offered with no upward chain.

The Setting

The property is located on the delightful Wood Hall estate on the outskirts of the charming village of Arkesden. Arkesden has a local pub, a village hall set alongside the steady flow of Wicken Water, the small river that weaves through the village. The Cricketers Pub in Clavering is also well regarded. The nearby town of Saffron Walden provides plenty of everyday amenities, including an excellent variety of shops, leisure facilities, cafés and restaurants and The County High secondary school. Further amenities can be found in Bishops Stortford and Royston, 10 and 11 miles away respectively. The local area has several schools, with the outstanding rated Clavering Primary School just a mile away, and the Joyce Frankland Academy, for secondary in Newport. The area is well connected, with a railway station at Audley End and Newport providing services towards London Liverpool Street, Stansted Airport and Cambridge. By road, the M11 is within nine miles to the north or south.

The Accommodation

In detail the property comprises of an entrance hall with engineered oak flooring which runs throughout the ground floor, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left sits a good size room which is currently utilised as study with window to front aspect. The superb kitchen is fitted with a matching range of eye and base level units with Corian work surface and undermounted stainless steel sink unit incorporated. Integrated





appliances include induction hob with oven below, fridge/freezer and dishwasher. A pair of double doors lead onto the rear garden and there is ample space for a dining table. The dual aspect room is filled with natural light from a pair of windows to the front and a pair of doors with adjoining windows leading onto the terrace and garden. A particular feature is the fireplace with contemporary stove and exposed brick hearth and stairs rising to the first floor.

The first-floor landing provides access to the boarded loft, airing cupboard housing the hot water cylinder and doors to the adjoining rooms. The principal bedroom has a window to side aspect, exposed timbers and door to ensuite, comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with window to rear aspect. The third good size bedroom has a window to front aspect and is currently utilised as a second reception room/snug. A fourth good size bedroom is currently a walk-in wardrobe with floating shelving and cupboards with hanging space. The fifth bedroom has window to rear aspect and exposed beams. The family bathroom is a generous size comprising a panelled bath with shower over, W.C, vanity wash basin, utility cupboard with space for washing machine and shelf above and under floor heating.



Outside

To the front of the property is a gravel driveway providing extensive off-street parking with adjoining raised flower bed with mature shrubs and trees. Opposite the property is the garage with timer double doors with power and light connected. A natural stone paved pathway leads around the side providing access to the rear garden. Adjoining the rear of the barn is a natural stone paved terrace providing an ideal space for outdoor entertaining. The remainder of the garden is laid predominantly to lawn with a variety of mature shrubs and trees.

Services

Mains water, drainage and electric connected. Oil fired central heating.

Tenure - Freehold

Property Type – End of Terrace

Property Construction – Early C17, weatherboard over timber frame set on brick plinth and gabled Welsh slate roof

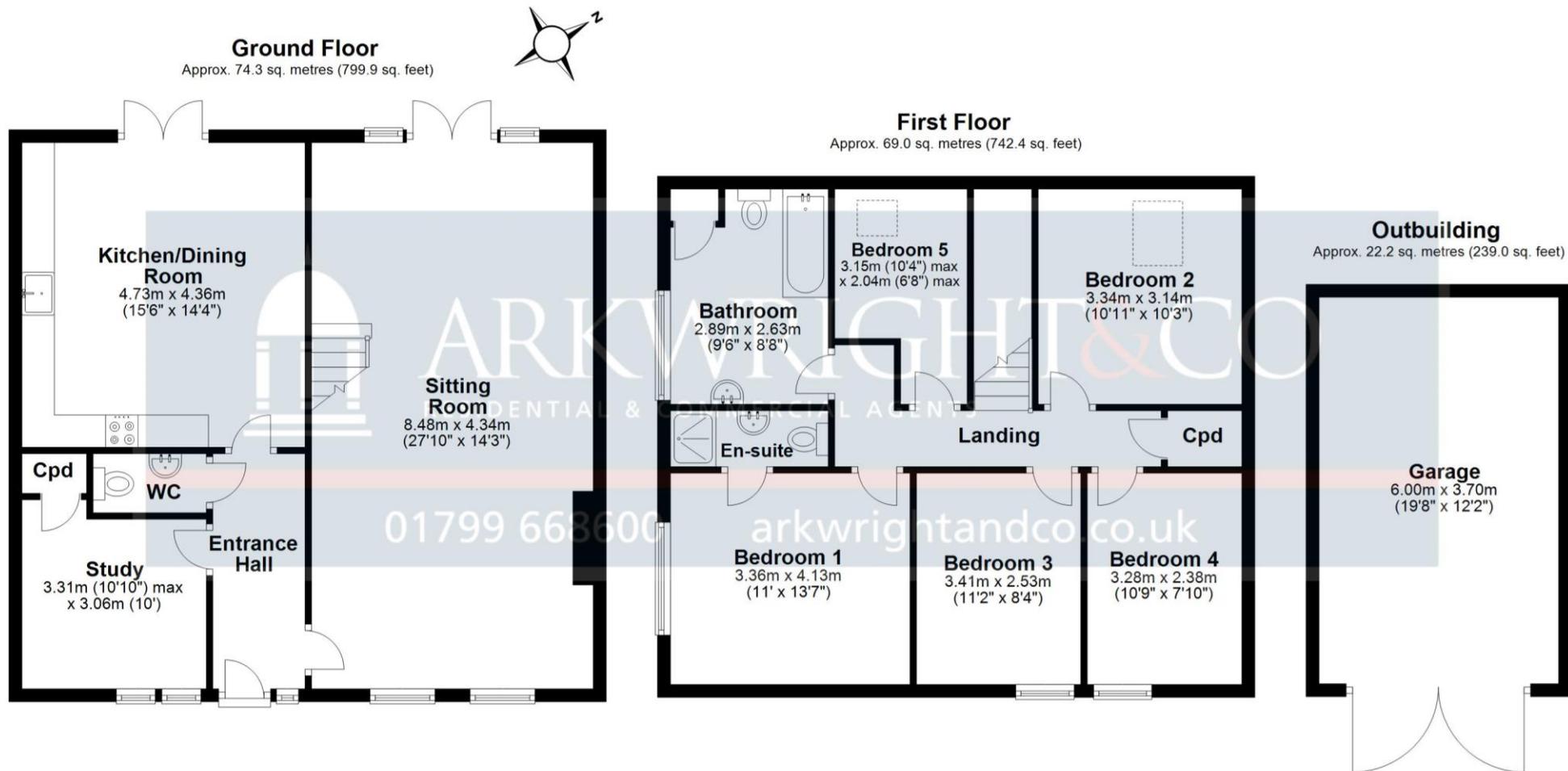
Local Authority – Uttlesford District Council

Agents Note - Annual service charge amount - £379.35 p.a









Total area: approx. 165.5 sq. metres (1781.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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