



Hall Farm Cottage, Bartlow Road  
CB21 4PF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Hall Farm Cottage

Bartlow Road | Hadstock | CB214PF

## Guide Price £350,000

- A charming, Grade II listed, two-bedroom period cottage
- Wonderful, vaulted kitchen
- Generous principal bedroom
- Attractive, south west facing garden
- Highly sought after village location
- Offered with no upward chain
- EPC: E
- Council Tax Band: E

### The Property

A beautifully presented and extended, semi-detached Grade II listed, two-bedroom period cottage with charming views over the village green. In addition, the property benefits from a good size rear garden, off road parking and is offered with no upward chain.

### The Setting

Hadstock is a pretty village situated 11 miles southeast of Cambridge between Linton and the market town of Saffron Walden. Within the village itself a wide-ranging local amenities can be found in Linton with a wider range in Saffron Walden, 4.5 miles away. For the commuter, Audley End station (7.5 miles) provides a fast rail service in London's Liverpool Street and easy road access to the A1 and the A505 leading to M11 and Stansted Airport. For schooling, both Cambridge and Saffron Walden, along with renowned Linton Village College offer a wide choice for both primary and secondary in both the private and state sectors.

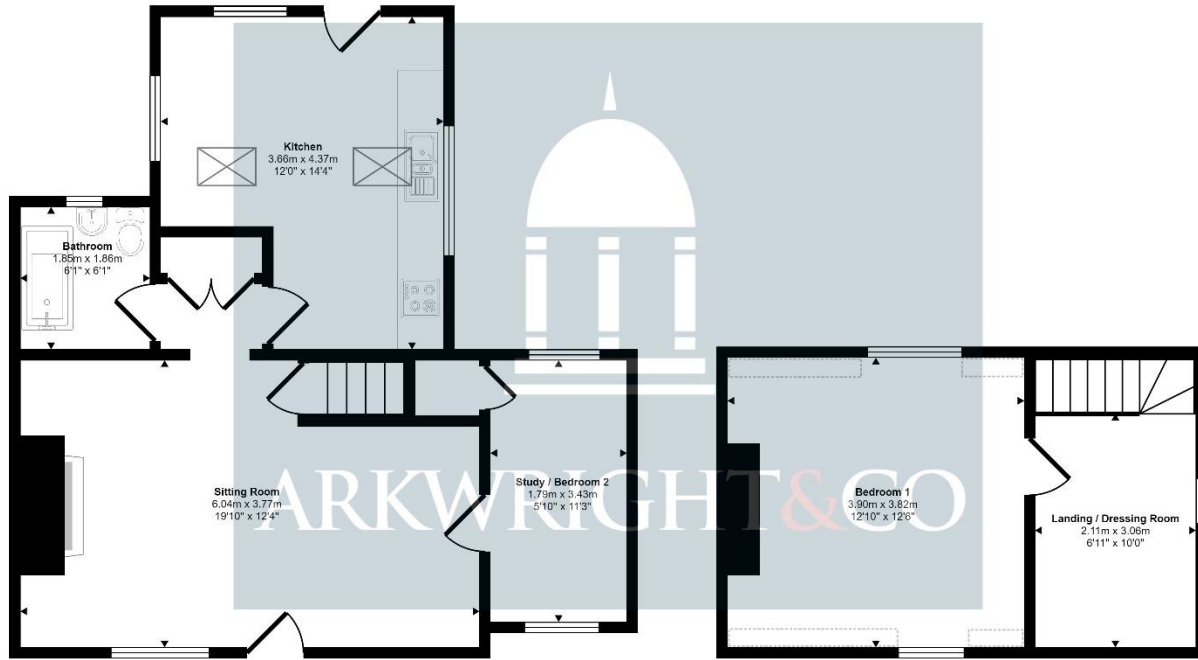
### The Accommodation

In detail the property comprises a spacious living room area filled with a wealth of character features including wooden beams, inglenook fireplace with log burner and stairs rising to the first floor. To the right-hand side is a dual aspect room with built in storage cupboard, which could also be utilised as additional bedroom if required. An inner hallway has a built-in storage cupboard with doors to the adjoining rooms. To the left is the bathroom, comprising panelled bath with shower attachment over, wash hand basin, W.C and heated towel rail. The wonderful, triple aspect, extended kitchen benefits from a vaulted ceiling with two Velux windows. Fitted with a matching range of eye and base units with space for freestanding refrigerator, washing machine and dishwasher. There is a built-in oven with separate gas hob with filter fan over.

The first-floor landing has a window to side aspect and could be utilised as study or dressing area, depending on requirements. A generous, dual aspect principal, double bedroom benefits from a feature brick fireplace with storage to alcoves, integral cupboard, exposed timber beams and views onto the village green.



Approx Gross Internal Area  
73 sq m / 791 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft

First Floor  
Approx 23 sq m / 253 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Outside

To the front of the property is a garden, filled with a variety of flowers and shrub borders. A paved pathway leads to the front door. Located at the rear is off road parking for one vehicle with a gate providing access to the charming south west facing garden with a summer house, fitted with light and power and log burner.

### Services

Mains electric, water and drainage are connected. Heating is gas fired. Superfast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Construction – Timber-framed and plastered building with tiled roof

Local Authority – Uttlesford District Council

Agents Note – The neighbour has a right of access across the parking area, to their parking area, at the rear of the property.





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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