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*Established 1986*

*Independent Estate Agents and Valuers*



## **Toll House, Belmont Hill, Saffron Walden, Essex, CB11 3RD**

### **Offers in excess of £500,000**

Enchanting Grade Two listed three bedroom detached property which was the original toll house for the village. Dating back some three hundred years, it is steeped in history and retains many of its original features. The property benefits from gas central heating and secondary glazing.

The accommodation comprises:- Entrance hall, sitting room and study with exposed red brick double sided fireplace. Dining room with large inglenook fireplace, bespoke fitted kitchen, beautiful downstairs bathroom with free standing roll top bath and separate shower cubicle. Upstairs there are three double bedrooms with en-suite shower rooms to the master and second bedroom.

Large irregular shaped garden which is a true feature of the property. Quaint garden house/guest suites with en-suite shower room. Raised decking area with studio room. The remainder is laid to lawn with mature trees and shrubs leading on to a further storage area at the bottom of the garden with greenhouse and sheds. Double detached garage with electric doors and accommodation above.

The village of Newport benefits from having a mainline railway station which runs from Cambridge to Liverpool Street. There are plenty of shops, restaurants and pubs within walking distance of the property as well as the Joyce Frankland Academy. EPC Exempt

### Entrance Hall

Exposed beams, wood panelling, radiator in ornate cabinet. Stairs to first floor, wooden steps lead down to the kitchen, utility, downstairs bathroom and door to rear garden.

### Study

13'9" x 11'5" (4.19m x 3.48m)

Exposed timber flooring and beams, window to front. Central red brick double sided fireplace, two wall mounted picture lights.



### Sitting Room

13'9" x 10' (4.19m x 3.05m)

Exposed wooden flooring and beams, window to side and door to parking area and garage. Red brick double sided fireplace. Radiator in ornate cabinet.



### Dining Room

13'2" x 13' (4.01m x 3.96m)

Exposed wooden flooring and beams. Wood panelling to two walls, large inglenook fireplace, window to front, radiator in ornate cabinet.



### Bespoke Fitted Kitchen

14'4" x 8'8" (4.37m x 2.64m)

Oak fitted kitchen incorporating cupboard and drawer base units with a mix of granite effect and oak worktops. Inset butler sink with traditional mixer tap. Integrated dishwasher and fridge/freezer. Space for cooker with extractor hood above. Range of wall units, exposed beams and windows on two aspects.



### Utility Lobby

Small lobby with plumbing and space for washing machine and tumble dryer. Gas fired boiler, water softener. Door to rear garden.

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### **Bath/Shower Room**

Beautiful room with free standing roll top bath, pedestal wash basin and low level wc, all with traditional fittings. Separate enclosed shower cubicle, windows on two aspects, exposed beams, radiator in ornate cabinet.



### **First Floor Landing**

Exposed beams, window overlooking the rear garden, airing cupboard.

### **Master Bedroom**

16'7" x 13'8" (5.05m x 4.17m)

Large master bedroom with exposed redbrick chimney breast and wooden beams. Windows on two aspects, two wall light points, radiator in ornate cabinet.



### **En-Suite Shower Room**

Enclosed shower cubicle, wall mounted hand wash basin, close couple wc. Window to rear, radiator, door to landing which could be closed off to give extra wall space.



### **Bedroom Two**

13'7" x 9'10" (4.14m x 3.00m)

Windows on two aspects, exposed beams, radiator in ornate cabinet.



### **En-Suite Shower Room**

Enclosed shower cubicle, hand wash basin, close couple wc.

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**Bedroom Three**

12'9" x 7'10" (3.89m x 2.39m)

Exposed beams, window to front, radiator in ornate cabinet.



**Garden Room/Guest Suites**

26'4" x 9'7" (8.03m x 2.92m)

Large attractive garden room which is currently used as two guest suites with en-suite shower facilities. convector heaters, light and power laid on. Decked porch to the front.



**Covered Seating Area**

Enclosed covered seating area to the side of the property.



**Rear Garden**

Large intriguing, irregular shaped garden which is a real feature of the property. Herringbone brick path leads to double detached garage. The remainder is laid to lawn with mature trees, shrubs and lighting throughout. Further garden with decking area where there was originally a swimming pool. Attractive studio/pool house. Additional large storage space to the rear of the garden with greenhouse and sheds.





### **Double Detached Garage**

Electric up and over doors, personal door to garden, light and power laid on. Stairs up to an additional room with window. The garage would lend itself to becoming a granny annexe subject to relevant planning requirements.

### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

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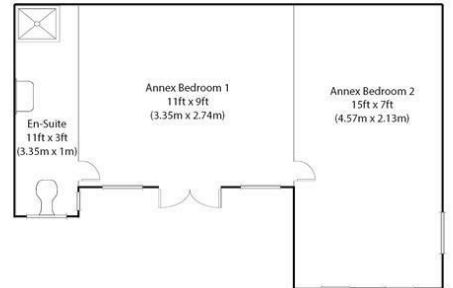
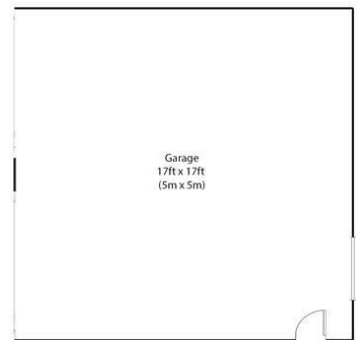
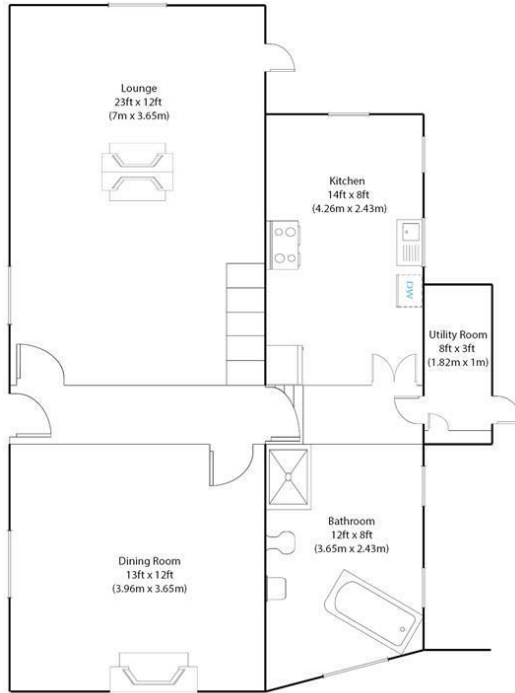
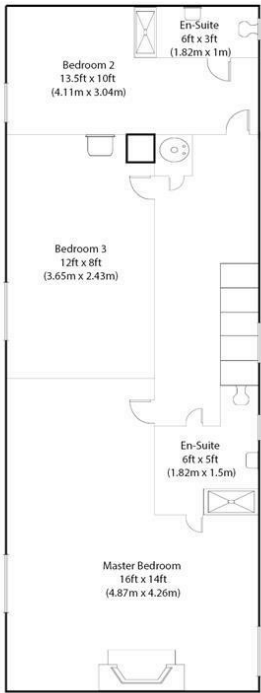
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The Toll House, Belmont Hill, Newport  
Approx. gross internal area : 1842 Sq.Ft / 171.1 Sq.M



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