



**BURNT HOUSE**  
Water End, Ashdon

**Carter Jonas**

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## **BURNT HOUSE, WATER END, ASHDON, SAFFRON WALDEN, ESSEX, CB10 2NA**

- Cambridge - approx. 14 miles
- Saffron Walden - approx. 4.5 miles

- Rural location • Renovation opportunity • Outbuildings
- Paddock land up to 5.25 acres available • 4 Bedrooms
- 3 Reception rooms • Surrounded by open countryside
- EPC rating F

### **DESCRIPTION**

A beautifully located period property occupying a most unique and special location surrounded by established trees and farmland, in a truly away from it all spot. There are exposed beams and timbers and period features such as fireplaces, doors and flooring, however the building is in need of extensive improvement and updating or re-building depending on one's personal needs.

The ground floor accommodation comprises; lean-to style conservatory, entrance hall, living room, dining room, kitchen, utility room, inner hallway, bathroom and study. To the first floor, landing and 4 bedrooms.

### **OUTSIDE**

The property is approached via an unadopted track off Water End running between fields, please note there is a public right-of-way along this track and running through the driveway and grounds of the property. The total land available is 5.25 acres. There is a range of outbuildings and stabling together with parking, turning space and gardens.

**AN EXCITING AND RARELY AVAILABLE OPPORTUNITY TO ACQUIRE THIS DETACHED PERIOD PROPERTY REQUIRING RENOVATION OCCUPYING A RURAL AWAY FROM IT ALL LOCATION SET AMIDST UNDULATING COUNTRYSIDE.**



## LOCATION

Water End is located off the Radwinter Road on the way out of Ashdon towards Radwinter, being within easy reach of Saffron Walden, main road and rail links. Alternatively, Royston is within 8 miles, which provides a fast service to London's King Cross. Facilities in the area are good with the market town of Saffron Walden providing a wide range of shopping and schooling facilities. Cambridge to the North and Bishops Stortford to the South, are both within 14 miles.

## AGENTS NOTE:

The seller of Burnt House would also be prepared to sell the property along with 1 acre of land for £700,000.

## ADDITIONAL INFORMATION

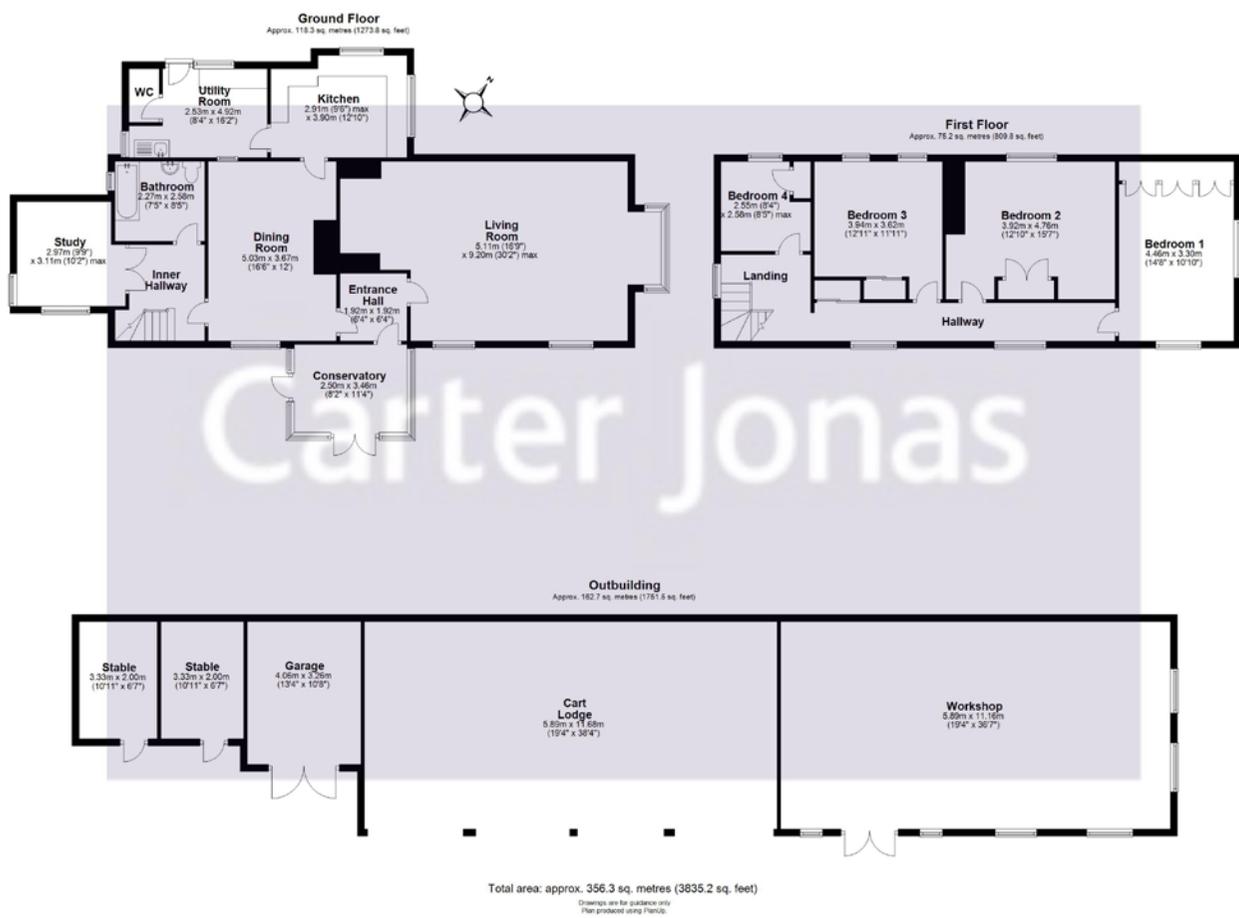
**Tenure:** Freehold

**Services:** Electricity & water

**Local Authority:** Uttlesford District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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