



RUSES FARMHOUSE

Bumpstead Road, Hempstead

Carter Jonas

RUSES FARMHOUSE, BUMPSTEAD ROAD, HEMPSTEAD, CB10 2PW

- Saffron Walden – approx. 8 miles
- Audley End mainline railway station – approx. 11 miles
- Cambridge – approx. 19 miles

Character Grade II listed property of over 4000sqft
· Sitting room · Family room/snug · Aga Kitchen/
breakfast/dining room · Study/playroom · Garden room ·
Utility room, pantry & boiler/boot room · 2 Cloakrooms
· 5 bedrooms (or 4 and a dressing room/potential for
en-suite) · 2 bathrooms · Loft room (ideal for conversion
subject to planning) · Gravelled driveway · Gardens &
grounds extending to 1.28 acres · Option to purchase
additional land for garden/amenity/equestrian

DESCRIPTION

Constructed in the 17th Century, Ruses Farmhouse is a stunning five-bedroom Grade II listed property. The net plot area, excluding the shared access, totals 1.28 acres (0.52 ha). The farmhouse is configured in an L-shaped plan and extends to 4,297sqft (399sqm) with the potential for a loft conversion to add to the already substantial living space. The ground floor includes: A large kitchen/dining room with an oil-fired Aga and electric double oven and hob. A dining area which extends into the garden room providing a perfect link to the outdoor space. A pantry and utility room which offer practical space to complement the kitchen. A formal lounge and snug room, each with feature fireplaces and an office/playroom which provides a suitable space for home-working and entertainment. The ground floor also includes two cloakrooms and a boiler room.

The first floor includes: Five double bedrooms. The principal bedroom is adjoined by a substantial bedroom which offers potential for conversion to a dressing room and/or en-suite bathroom.

STUNNING FIVE-BEDROOM PERIOD FORMER FARMHOUSE SITTING IN AROUND 1.28 ACRES OF SECLUDED GROUNDS OCCUPYING A DELIGHTFUL POSITION WITH FAR-REACHING RURAL OUTLOOKS.



There are two large bath/shower rooms, one of which is in a practical Jack and Jill configuration. The loft space is extensive, offering the possibility for conversion into extra living space if required in the future.

OUTSIDE

Ruses Farmhouse is situated in a substantial plot with a sweeping gravel driveway providing ample parking to the front of the property. Wrapping around the southern and western elevations of Ruses Farmhouse is a large, landscaped garden interspersed with mature trees. The gardens, which offers wonderful levels of seclusion have beautiful outlooks across the neighbouring farmland and paddocks. The garden room in the house opens to a south-west facing terraced area ideal for al-fresco dining and entertaining.

On top of the gardens and grounds of 1.28 acres included with the farmhouse, there is the opportunity to purchase additional land of around 9 acres. Please refer to the selling agent for more details.

LOCATION

The property is located 8 miles east of the historic market town of Saffron Walden which has been named as the Best Place to Live in the East of England in the 2023 Sunday Times Guide and offers excellent and varied shopping and recreational amenities. The closest M11 junction is 12 miles to the north-west providing connections to Cambridge, Stansted Airport and London. Audley End mainline railway station (11 miles) provides a fast and direct rail service to London Liverpool Street station in under an hour serving as a popular commuter station for both London and Cambridge. There are excellent school opportunities for all ages within a 20-mile radius of the property.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services connected

Local Authority: Uttlesford District Council

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



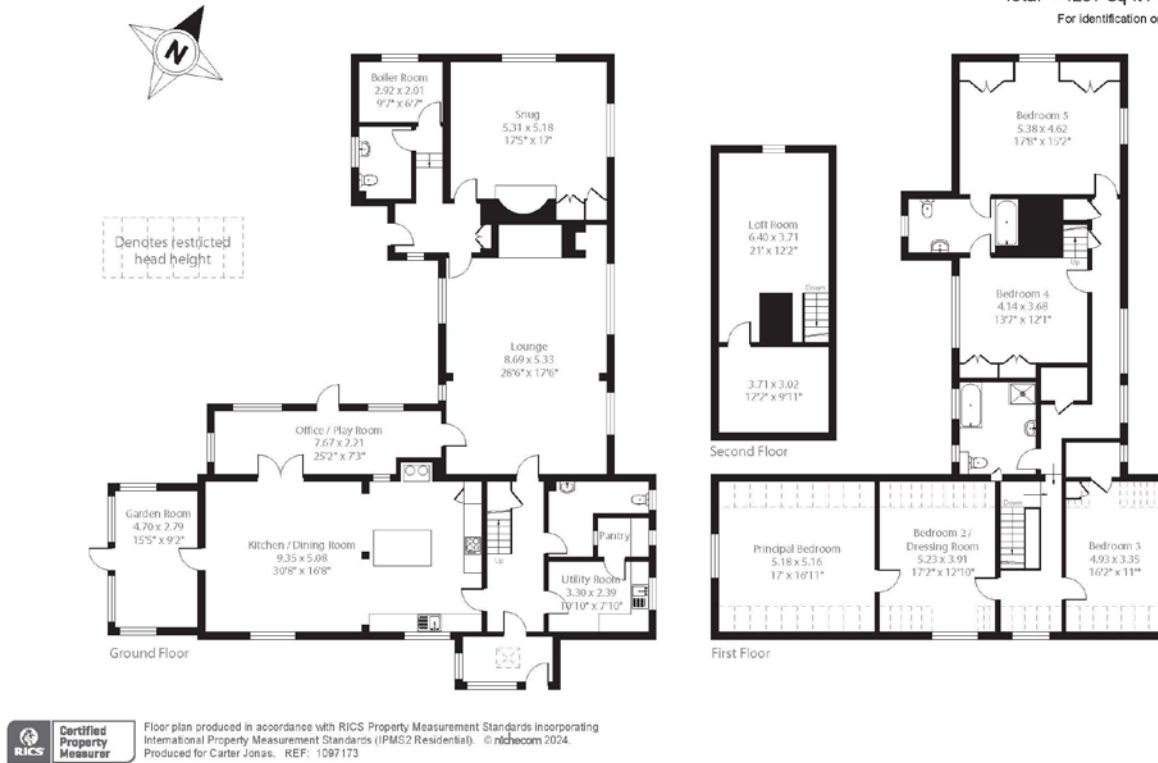
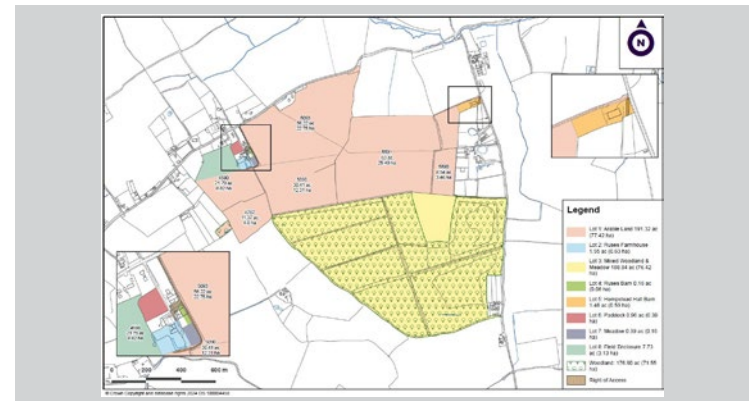
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Approximate Area = 4056 sq ft / 376.8 sq m

Limited Use Area(s) = 241 sq ft / 22.3 sq m

Total = 4297 sq ft / 399.1 sq m

For identification only - Not to scale



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