



41 Castle Street, Saffron Walden  
CB10 1BD



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 41 Castle Street

Saffron Walden | Essex | CB10 1BD

Guide Price £450,000

- A historic two bedroom Grade II\* listed cottage
- Sitting room with log burner
- Open plan kitchen/diner
- Versatile cellar currently utilised as a third bedroom
- Attractive rear garden
- Desirable town centre location

## The Property

A charming two bedroom Grade II\* listed character cottage located in the picturesque Castle Street in the heart of Saffron Walden. The well-presented accommodation offers a wealth of period features including exposed timbers, wood burning stove and an attractive rear garden.

## The Setting

Castle Street is one of the most picturesque and sought after streets in the town, convenient for the Market Square. Saffron Walden is a fine old market town with a good range of shopping, schools and recreational facilities, including Saffron Hall, renowned for its musical events etc. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles away and the M11 access point at Stump Cross, 4 miles away. Castle Street is well-situated for access, via the B1052 or B184, to the university city of Cambridge, approximately 15 miles distance.

## The Accommodation

In detail the property comprises an entrance hallway beautifully bright and inviting space, the sitting room boasts a stunning large 18th century window, allowing natural light to flood in while offering picturesque views. A feature fireplace with a wood-burning stove creates a cosy focal point, complemented by alcove shelving. The well-proportioned kitchen offers a range of fitted units with wooden work surfaces over with butler sink incorporated. A gas hob with oven below and space for appliances. French doors open out to the rear garden, seamlessly connecting indoor and outdoor spaces with stairs down to the cellar. A versatile and characterful space, currently used as a third bedroom but offering fantastic potential for conversion to suit a variety of needs.

The principal bedroom is a generous double, featuring a traditional fireplace, exposed beams, and built-in wardrobes. A large sash window overlooks the charming street, adding to the room's character. The second bedroom benefits from a Velux roof light and a rear-facing window. A beautifully finished bathroom with a traditional three-piece suite, including





a panel-enclosed bath with an overhead shower, a heritage-style vanity unit. Exposed beams add a touch of period charm, blending seamlessly with modern fittings.

### Outside

To the rear of the property is a superb rear garden, partly enclosed by a brick wall and laid predominantly to lawn with shrub borders. A part paved, part decked area to the back of the garden provides an ideal space for outdoor entertaining and a patio area adjoins the house for al fresco dining.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.



**Tenure** – Freehold

**Property Type** – Mid - terrace

**Property Construction** – Early C16. Timber-framed and plastered, peg-tiled roof.

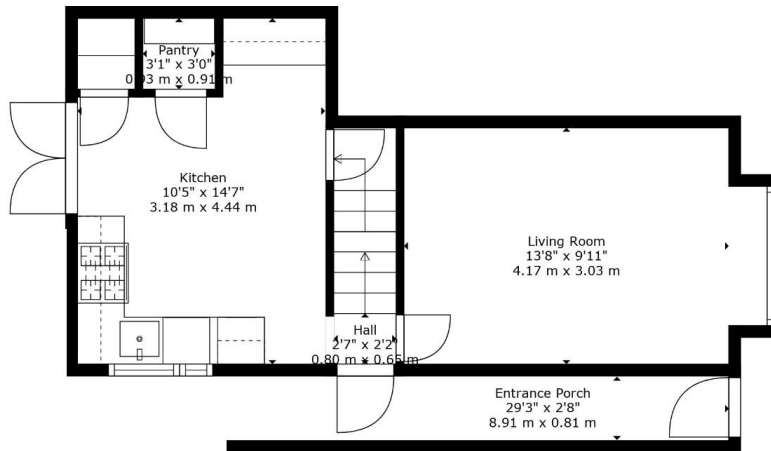
**Local Authority** – Uttlesford District Council

**Council Tax** – D

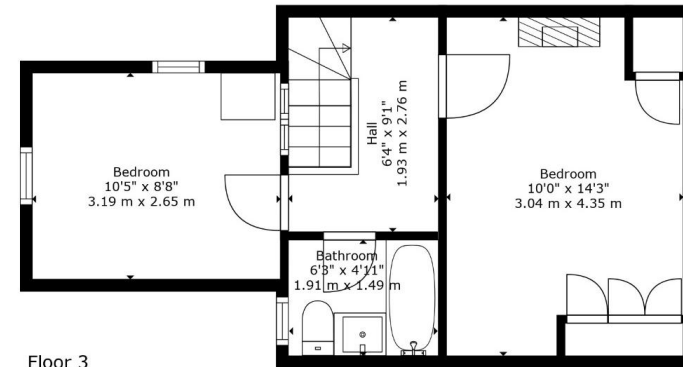
**Agents Note** – There is a pedestrian right of way for 43 Castle Street.



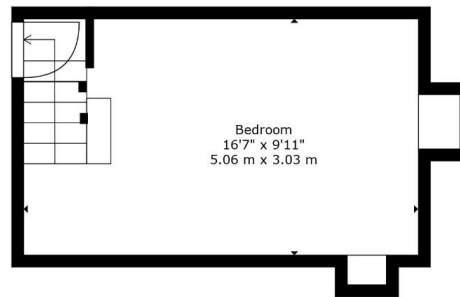




Floor 2



Floor 3



Floor 1



**TOTAL: 871 sq. ft, 80 m2**

BELOW GROUND: 174 sq. ft, 16 m2, FLOOR 2: 402 sq. ft, 37 m2, FLOOR 3: 295 sq. ft, 27 m2  
EXCLUDED AREAS: PATIO: 82 sq. ft, 8 m2, BAY WINDOW: 11 sq. ft, 1 m2, LOW CEILING: 36 sq. ft, 4 m2



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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