



# A rare residential and commercial opportunity

The Holte, Howlett End, Wimbish, Saffron Walden, Essex, CB10 2XW

Freehold





Beautifully presented family home with around 1.62 acres of land and paddock • The sale includes various outbuildings - currently used as cattery business providing useful income but could be reconfigured for other uses • The plot itself adjoins and overlooks open countryside with a wonderful aspect yet it is convenient located for the village of Thaxted and the larger town of Saffron Walden • Set behind a private gated frontage with plenty of parking • Chain free sale

### Description

The Holte at Howlett End is a detached chalet style house which has been beautiful appointed and maintained by the current owners to provide flexible and stylish living space arranged over two levels. Set back from the road, via a gated entrance there is a sweeping and substantial driveway providing parking giving access to the garage and also the cattery business to the rear.

The entrance hallway to the side of the house leads into an L-shaped space with stairs leading to the first floor and built in storage below. To the rear of the house there is a substantial and very good open-plan kitchen/dining / living area with sliding doors onto the gardens beyond. The kitchen is well appointed with a range of good quality wall and base units including integrated appliances and an island unit.

To the front of the house is a large open plan L-shaped reception room currently configured as a lounge/TV room with a feature fireplace. Completing the ground floor accommodation are two good size bedrooms together with a well-appointed family bathroom/WC.

Moving upstairs, the main bedroom occupies the entire top floor with a substantial bedroom area, walk in wardrobe and en suite/WC.

On the outside, in all the gardens extend to around 1.62 acres with the house itself enjoying both front, rear and side gardens with the double garage and store room adjoined to the house. The driveway continues past the house to the cattery and stables.

The cattery business itself has been established for several years and can provide an income of between £60,000 to £100,000 per annum and can accommodate up to 76 cats. Adjacent to the cattery is a stable and tack room. The land to the west of The Holte can also provide useful paddock space. The property also has solar panels fitted that give an income of in excess of £2,000 pa.



**Local Info**

Wimbish is a collection of attractive hamlets located between the towns of Saffron Walden and Thaxted in North Essex. There is a pub, primary school, church and garden centre. The town of Saffron Walden is around 3 miles away with access to the mainline railway station to Liverpool Street and M11 close by (via Audley End or Newport Stations with connections to London). The area in general is well served with a good selection of both state and private schooling within reach.

**Directions**

SAT NAV POSTCODE  
CB10 2XW

From the town of Thaxted take the B184 heading towards Saffron Walden where you will see the driveway to The Holte on your right hand side before the hamlet of Howlett End.

Coming through Saffron Walden from the north take the B184 heading towards Thaxted passing through Howlett End and you will see the driveway for The Holte on your left hand side.

**Agents Comments**

A real life changing opportunity here with the potential to run your own business from home or perhaps to utilise the outbuildings for other uses.

**Tenure**

Freehold

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.





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**Approximate Area** 184.0 sq m / 1980 sq ft

**Garage** 32.2 sq m / 347 sq ft

**Outbuildings** 170.2 sq m / 1832 sq ft

**Total** 386.4 sq m / 4159 sq ft (Excluding Eaves / Open Space)

**Including Limited Use Area** (10.0 sq m / 108 sq ft)



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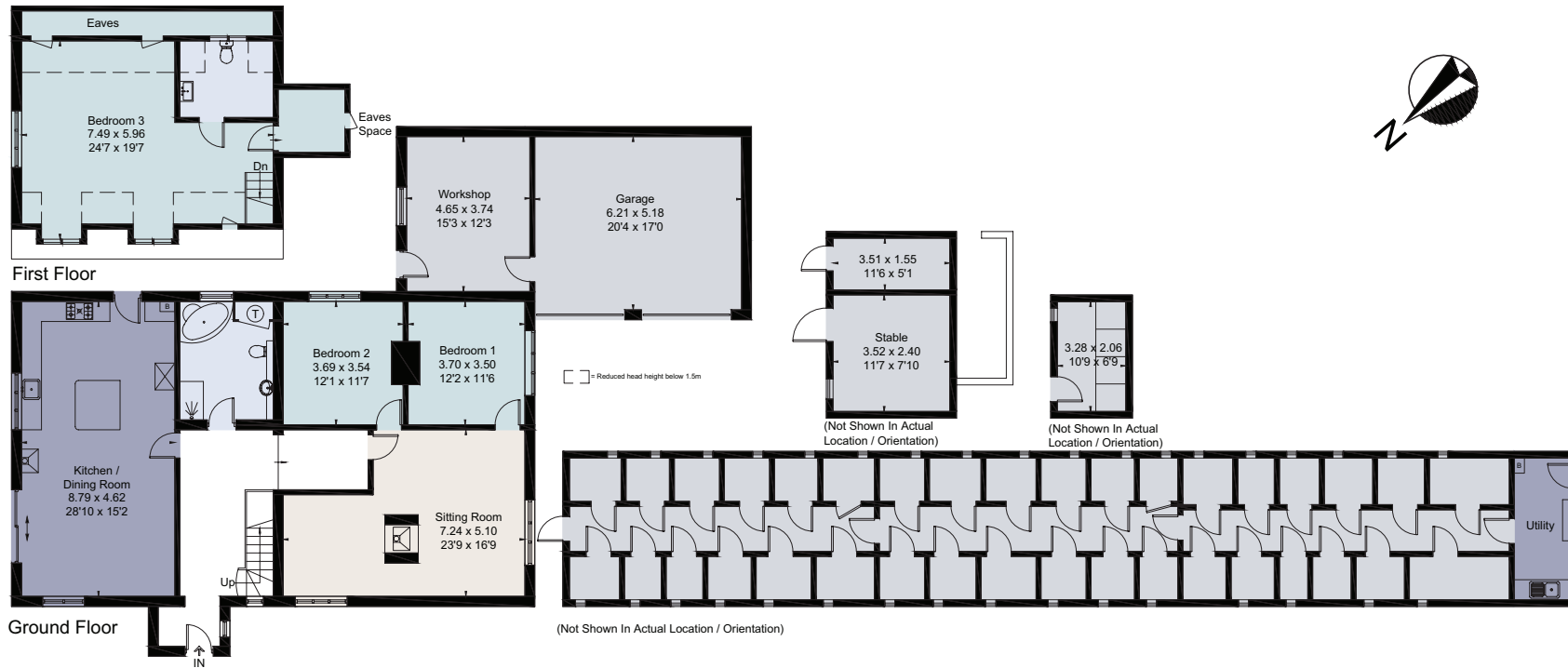
savills.co.uk

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AWAITING EPC

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