



Large former vicarage in the heart of the village

Farthing Green, Ickleton Road, Saffron Walden Elmdon CB11 4LT

Freehold









Three large reception rooms • Vaulted principal bedroom suite • Cellar • Various outbuildings • Partly walled gardens • Indoor swimming pool over 50 foot in length

#### Local information

- Farthing Green is situated close to the centre of the popular and picturesque North Essex village of Elmdon in rolling countryside on the borders of Cambridgeshire and Hertfordshire.

- The market town of Saffron Walden is 5.6 miles away with good facilities for everyday needs including Waitrose and Tesco supermarkets.

- There are mainline rail services from both Audley End and Royston leading to London Liverpool Street and Kings Cross respectively. Further services are also available from Great Chesterford on the line from Cambridge to London Liverpool street.

- The high tech university city of Cambridge is 14 miles to the north where there are comprehensive shopping, schooling, recreational and cultural facilities. The M11 (J9a – South) and J10 the Duxford interchange are 7 miles and 6 miles respectively and provide access to Stansted airport, the M25 and London to the south and the A14, A1, M1 & M6 to the north.

(all distances and times are approximate)

#### About this property

Farthing Green is a Grade II listed pretty former rectory situated opposite St Nicholas Church in

the heart of the attractive North Essex Village of Elmdon.

The house is mainly timber framed property with rendered elevations beneath a peg tile roof is originally thought to date back to 1485 with further 17th and 19th Century extensions.

Approached through a brick wall the property sits perpendicular to the street with views over front and rear gardens, electric gates lead onto a gravel drive with parking for several cars. The front door is located in the centre of the house and leads into a lovely entrance hall with attractive celestial windows.

The hall leads left or right to two attractive receptions, a dining room to the left and welcoming sitting room to the right. Both of these rooms, which benefit from views over the front gardens, have exposed beams and like the rest of this property remarkably high ceilings for a house of this age.

The dining room leads to a large kitchen breakfast room with wooden shaker style floor and wall mounted cabinetry, an AGA oven, freestanding oven and plumbing for a dishwasher. A traditional pantry is an additional benefit. To the rear is a well-proportioned study with access to the rear garden as required.

There is a further large beamed drawing room with a dual aspect and exceptional inglenook





fireplace with a bread oven.

A utility room with access to the rear garden and cloakroom completes the ground floor accommodation. Also accessed from this floor in the hall close to the kitchen is a large cellar.

Upstairs there are four bedrooms on the first floor and two bathrooms. Of particular note is the vaulted principal bedroom which has a wonderful vaulted ceiling and en suite bathroom. A further staircase leads to a potential fifth bedroom and access to the attic.

Outside there is a greenhouse, and garage block with cart lodge, woodstore, oil tank, garage and workshop.

There is also an exceptional pool house with a heated pool measuring over 50 feet in length and a changing room with shower.

The enclosed partially walled gardens are laid mainly to lawn with a number of large mature trees, and well stocked flower beds with mature shrubs and perennials. There is an area dedicated to a kitchen garden with raised beds and fruit cages.

The property which extends to over 3,000 square foot and can be seen in greater detail in the attached floorplan is being sold with vacant possession and no upwards chain.

#### **Tenure**

Freehold

#### **Local Authority**

Uttlesford District Council: Band G

#### **Viewing**

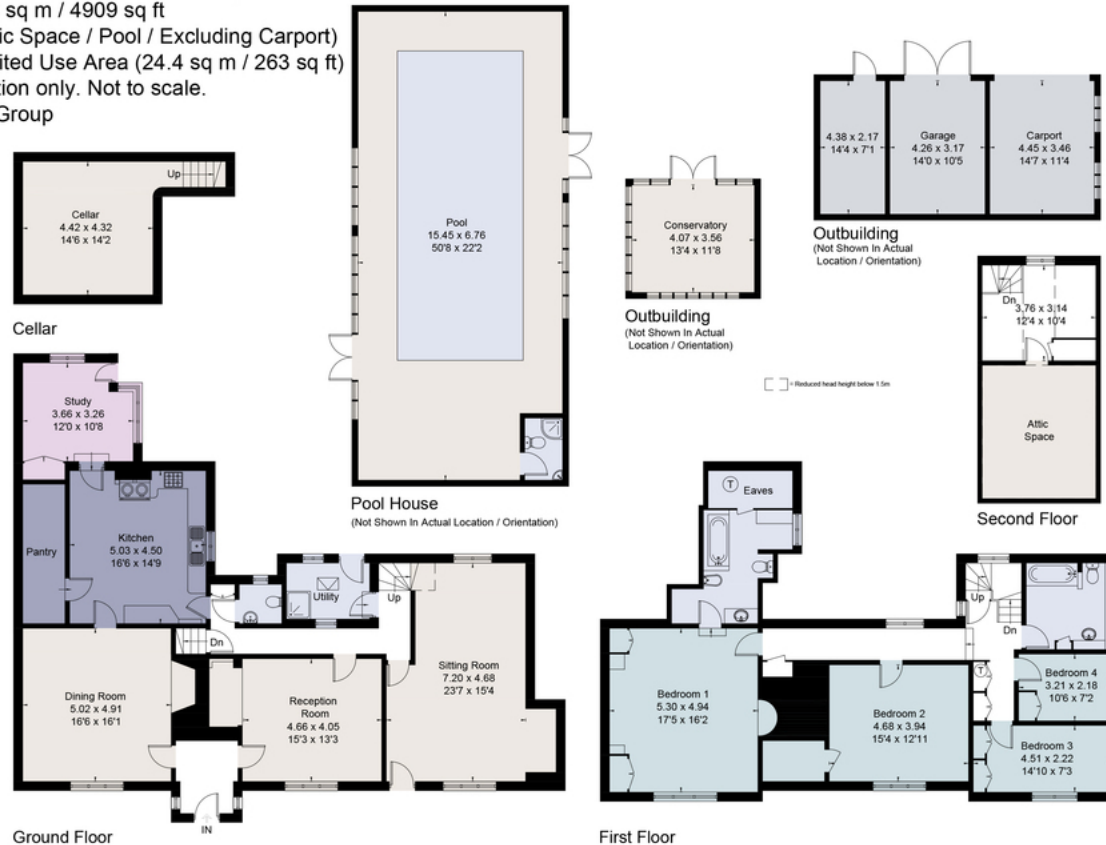
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Approximate Area = 293 sq m / 3154 sq ft  
Cellar = 21.0 sq m / 226 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Pool House / Conservatory = 128.1 sq m / 1379 sq ft  
Total = 456.0 sq m / 4909 sq ft  
(Including Attic Space / Pool / Excluding Carport)  
Including Limited Use Area (24.4 sq m / 263 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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