



Grade II Listed moated farm house

Parsonage Farmhouse, High Street, Chrishall SG8 8RL

Freehold





Fully moated property • Stunning location with distant southerly views • Grade II listed with many period features • Considerable accommodation over three floors • Further potential (subject to PP & LBC)

Local information

• Chrishall is a delightful hamlet some 12 miles south of Cambridge – the principal city of East Anglia – which is famed for its beautiful colleges and is the hub of the UK's technology industry. The city provides an extensive range of excellent shopping, recreational, cultural and business facilities together with some of the finest schools in the country. The leading scientific centres including Addenbrookes Biomedical Campus, The Babraham Institute, Granta Park and the Genome Campus at Hinxton all are located to the south of the city so are easily accessible from the property.

• Pre-school and primary schooling is available in the village with secondary schooling in Melbourn along with independent schools for all age groups in Cambridge.

• The picturesque, medieval market town of Saffron Walden (8 miles) provides an excellent range of day to day shopping facilities including a Waitrose Supermarket and Saffron Hall – an award-winning, 740 seat performance space/concert hall within the grounds of Saffron Walden County High School.

• The property is very well located for access to both Cambridge and London – Royston is 7 miles to the south west offering frequent trains to London Kings Cross from 38 minutes. Whittlesford Parkway is

5 miles to the east and has regular trains to London Liverpool Street from 60 minutes. Junction 10 of the M11 is about 3 miles away and provides excellent road links to Stansted Airport (22 miles) and the M25.

About this property

This fascinating period farmhouse sits on a spectacular fully moated site which is designated as an English Heritage scheduled monument and said to be the site of an iron age fort. Of part rendered, part brick elevations beneath a tiled roof, the property has been in the same family ownership for 50 years and offers a buyer a really rare opportunity to purchase a spacious period property on an island with spectacular southerly views. Listed Grade II as being of historic and architectural interest, the property is understood to originally have been a 15th century Manor House and it retains a variety of period features including exposed timbers and an Inglenook fireplace in the drawing room. Now in need of renovation/refurbishment the principal rooms have a southerly aspect and there is further potential to convert some of the extensive loft spaces (subject to the necessary Listed Building consent and planning permissions).

A wide reception hall leads to the right to a well proportioned double aspect drawing room with an impressive Inglenook



fireplace, brick hearth, a deep recess to the left and second staircase on the right. Ahead of you from the hall is the sitting room with French doors to the rear, a brick fireplace and shelved cupboard beside. To the left of the hall is a study with a floor hatch to the cellar and the dining room, with part brick and part timber exposed wall, brick fireplace, shelved cupboards and the second staircase to the first floor. The adjoining kitchen also spans the depth of the house, has doors to both front and rear, a window to the side and larder cupboard. This is fitted with a double drainer sink unit and there is space for a washing machine, cooker and dishwasher. A cloakroom from the hall completes the ground floor accommodation.

On the first floor, there are four bedrooms (one with an en suite bathroom) and a family bathroom all of which face south. The airing cupboard is at the far end of the long landing which has exposed timbers and a door and narrow staircase leading to the second floor. Here there are some attic rooms running the length of the house with a dormer window in one and side windows at each end.

Please refer to the floorplan for dimensions and layout.

Outside
The fully moated property is surrounded by its mature gardens and grounds. There is a brick arched bridge on the northern side and a small footbridge (now in need of repair) to the gardens on the south. A variety of mature trees and shrubs surround the property and the front shingle

area is interspersed with a wild flowers. The gardens extend around the immediate house and beyond the footbridge on the southern side to a wide lawn with a hedged southern boundary.

We are awaiting the Land Registry plan - the attached site plan is for information only and gives an approximation of the boundary.

In all about one acre.

Tenure

Freehold

Local Authority

Uttlesford District Council - Band G

Viewing

Strictly by appointment with Savills

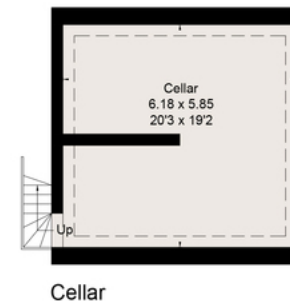
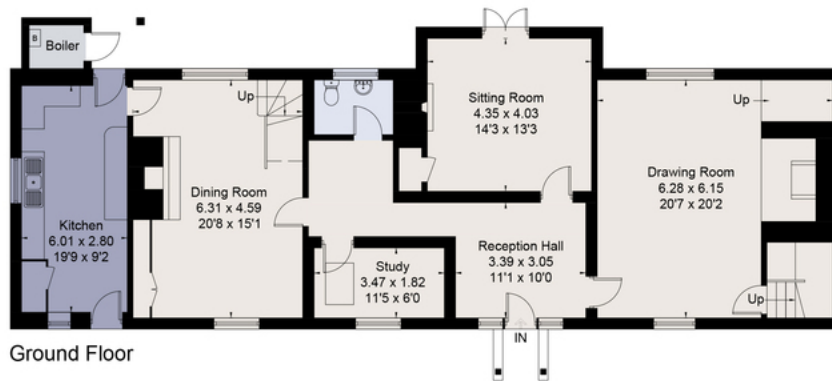
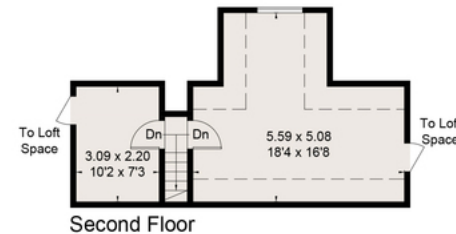
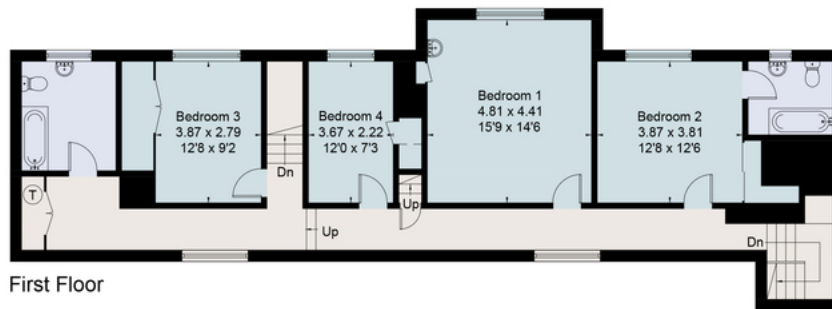




Approximate Area = 336.8 sq m / 3625 sq ft
Cellar = 36.6 sq m / 394 sq ft
Total = 373.4 sq m / 4019 sq ft
Including Limited Use Area (27.7 sq m / 298 sq ft)
For identification only. Not to scale.
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□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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