An aerial photograph of a large, historic estate. The main house is a two-story building with a red-tiled roof and white walls, featuring several chimneys. To the left of the house is a swimming pool with lounge chairs. A tennis court is visible behind the house. To the right, there is a smaller building with a red roof and white walls, partially covered in ivy. The estate is surrounded by lush green trees and a large, open field in the background. A gravel driveway leads to the house, and a large garden with many conical topiary trees is in the foreground.

DAVID  
BURR

POLLARDS CROSS  
HEMPSTEAD, SAFFRON WALDEN







# **Pollards Cross Church Hill, Hempstead Saffron Walden CB10 2PA**

**An exceptional 17<sup>th</sup> Century Grade II Listed  
farmhouse situated in an idyllic setting  
along a quiet country lane**

Clare 10 miles, Cambridge 19 miles. For the commuter, there is access to the A11 and M11 with Stansted Airport approximately 14 miles, whilst mainline rail services are available at Great Chesterford (10 miles) and Audley End (10 miles).

- An exceptional 17<sup>th</sup> Century Grade II Listed farmhouse
- Situated in an idyllic setting along a quiet country lane
- Extensive accommodation arranged over three storeys
- Six bedrooms
- Four generous reception rooms
- Separate self-contained annexe
- Landscaped gardens
- Heated swimming pool
- All-weather tennis court
- Stable yard and paddocks



## LOCATION

The small village of Hempstead lies 6 miles east of Saffron Walden in the rolling hills of North-west Essex on the Cambridgeshire. Facilities are available in the Medieval market town of Saffron Walden (6 miles) and the high-tech university City of Cambridge (19 miles) with its comprehensive cultural, recreational and shopping facilities. Furthermore, there are a variety schools in the area including renowned independent schools in Saffron Walden and Cambridge.

## THE PROPERTY

An exceptional 17<sup>th</sup> Century Grade II Listed farmhouse situated in an idyllic setting along a quiet country lane. The property has been impeccably maintained and meticulously improved by the current owners to create a stylish and comfortable home with luxurious modern finishes. The extensive accommodation is arranged over three storeys with six bedrooms, four generous reception rooms and an open-plan kitchen/breakfast/dining room. A separate self-contained annexe known as 'The Cottage' provides potential for multi-generational living or income as a rental with two ground floor bedrooms and a self-contained apartment on the first floor. The generous grounds are a wonderful attribute to the property with formal landscaped gardens, extensive dining areas, a heated swimming pool set within a walled garden and an all-weather tennis court, whilst to the rear is a stable yard with paddocks beyond.

**In all about 6.65 acres.**

**POSTCODE** CB10 2PA

**WHAT3WORDS** payer, caravans, claims

**LOCAL AUTHORITY** Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER

**COUNCIL TAX BAND** H, £4,085.79 per annum.

**EPC RATING** N/A

**TENURE** Freehold





## MAIN HOUSE

Entrance via a historic and Listed oak front door with modern oak double doors within into the:

**ENTRANCE HALL** With oak flooring.

**DRAWING ROOM** A lovely light double aspect room with inglenook fireplace with pamment hearth, exposed timbers and French doors opening to the terrace.

**SITTING ROOM** A stunning double aspect room featuring an impressive inglenook fireplace with pamment hearth, exposed beams and decorative oak panelling.

**DINING ROOM** Also featuring an inglenook fireplace, exposed beams, tiled flooring and a cast iron radiator.

**REAR HALL** With tiled flooring and cupboard housing water softener.

**CLOAKROOM** With WC and wash basin.

**KITCHEN/BREAKFAST/DINING ROOM** The hub of the home, this impressive room is filled with natural light enjoying a triple aspect outlook with French doors opening to the gardens. The kitchen is extensively fitted with a bespoke range of shaker units under granite worktops with Belfast sink inset and a large central island with breakfast bar. Appliances include an Aga, electric oven with four ring hob and integrated fridge. There is plumbing for a dishwasher, tiled flooring and an opening leading through to the **dining area** also with tiled flooring and French doors to the terrace.

**UTILITY/BOOT ROOM** A multi-purpose room extensively fitted with a range of units and storage cupboards with plumbing for a washing machine, space for a tumble drier, boiler serving radiators and space for an American style fridge/freezer. Built-in desk/study area, tiled flooring and door leading to the side.

**CELLAR** A useful area, ideal for the storage of wine.

### First Floor

**LANDING** A split level landing with storage cupboards and built-in bookcases.

**PRINCIPAL BEDROOM** A charming double aspect room steeped in history with exposed beams and brick fireplace, double aspect outlook over open

countryside. A secret door leads to **Bedroom 3** and door to **Jack and Jill En-Suite Wet Room** With WC, wash basin, shower and heated towel rail.

**BEDROOM 2** Another generous room with brick fireplace, exposed beams and outlook to the front.

**BEDROOM 3** A delightful room with vaulted ceiling, built-in dressing table, storage and built-in wardrobe.

**BATHROOM** Tastefully fitted with a white suite comprising, WC, wash basin, freestanding bath with shower over, large walk-in shower and heated towel rail.

**BEDROOM 4** A cosy room with outlook to the rear and storage cupboard.

**BATHROOM** Fitted with a white WC, wash basin and roll top bath with ball and claw feet with shower over.

### Second Floor

**LANDING** A landing leads to:

**BEDROOM 5** Exposed beams and views towards open countryside

**BEDROOM 6** With outlook over the swimming pool.

### Outside

The property is situated in an idyllic location on a quiet country lane approached by double electric wrought iron gates opening onto a gravel driveway providing extensive parking for several vehicles. The driveway continues to the rear of the property to the **Cottage** and **Stable Yard** beyond. The gardens are a wonderful attribute to the property with formal landscaped areas to the front and side incorporating ornate box hedging and yew topiary, colourful flower beds and borders and a variety of mature trees and shrubs. An octagonal gazebo enjoys a delightful outlook over the formal gardens whilst on the other side of the property is an extensively paved terrace, ideal for Alfresco entertaining surrounded by mature rose and peony flower beds set within manicured box hedging. **SWIMMING POOL** The heated swimming pool sits within a charming walled garden with mature beds and borders and extensive terraces with a **SUMMER HOUSE** incorporating a hot tub, shower room and plant room. A pathway leads to the All-weather tennis court enclosed by fencing, all offered in excellent condition beyond which a gate opens to the Stable Yard incorporating six loose boxes and **TACK ROOM** with light, power and water connected and gate leading to the **Paddocks**.

**COTTAGE** The detached cottage situated to the rear of the property offers potential for multi-generational living or as additional guest accommodation with two ground floor double bedrooms with French doors to the front and a **Shower Room** with WC, wash basin, tiled shower cubicle and a heated towel rail, whilst on the first floor is a **SELF-CONTAINED APARTMENT** featuring a **Sitting/Dining Room** with **Kitchenette** offering stainless steel sink, electric oven and four ring hob, plumbing for a dishwasher and integrated fridge. A separate **Double Bedroom** with countryside views and **Bathroom** offering a WC, wash basin, roll top bath with ball and claw feet, tiled shower cubicle and heated towel rail.

**In all about 6.65 acres.ju**

**SERVICES** Main water and drainage. Main electricity connected. Oil-fired heating. **Note** None of these services have been tested by the agent.

**VIEWING** Strictly by prior appointment through DAVID BURR.

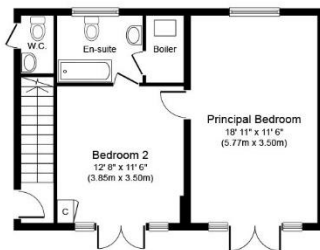
**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer of contract.



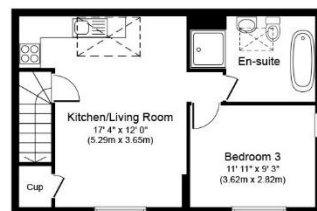




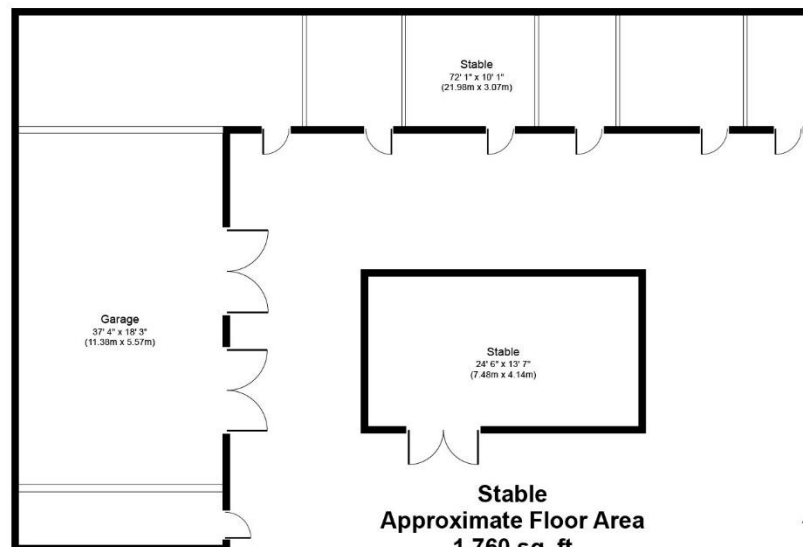




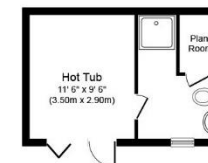
**Outbuilding Ground Floor**  
Approximate Floor Area  
507 sq. ft.  
(47.1 sq. m.)



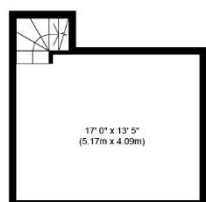
**Outbuilding First Floor**  
Approximate Floor Area  
467 sq. ft.  
(43.4 sq. m.)



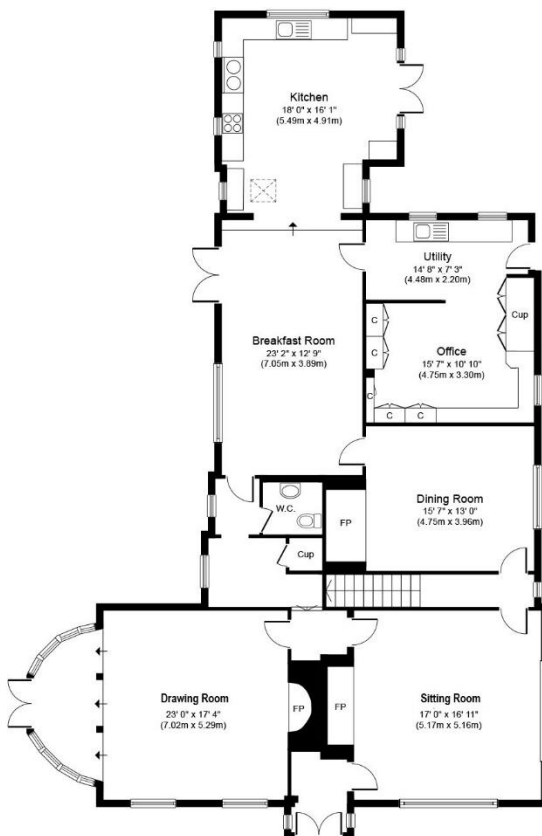
**Stable**  
Approximate Floor Area  
1,760 sq. ft.  
(163.5 sq. m.)



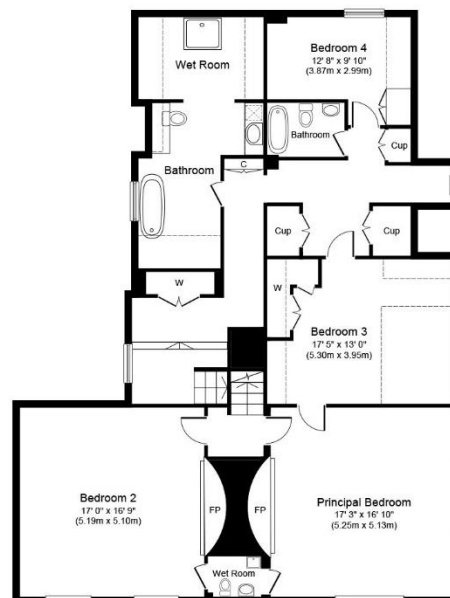
**Pool House**  
Approximate Floor Area  
196 sq. ft.  
(18.2 sq. m.)



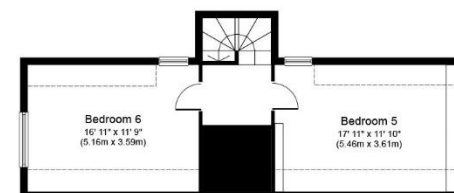
**Cellar**  
Approximate Floor Area  
236 sq. ft.  
(21.9 sq. m.)



**Ground Floor**  
Approximate Floor Area  
2,049 sq. ft.  
(190.4 sq. m.)



**First Floor**  
Approximate Floor Area  
1,617 sq. ft.  
(150.2 sq. m.)



**Second Floor**  
Approximate Floor Area  
484 sq. ft.  
(45.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.















