



**4 Bedroom Family Home  
With Retail Shop  
The Village Post Office**

£490,000 freehold

*Home, Shop, Garden and Outbuildings*

*Extensive garden 90 metres long to include vegetable patches*

*Workshop, garage, enclosed external utility space and store cellar*

*Grade II Listed building*

*Potential for upgrading*

*For sale as seen with vacant possession*

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**5-6 Crown Hill  
Ashdon  
Saffron Walden  
Essex  
CB10 2HA**

### **Property at a glance**

- 4 bedroom family home
- Retail shop
- Former post office
- Extensive garden
- Old stable garage
- Grandads Workshop
- 3 Vegetable patches
- Living room
- Kitchen
- 2 bathrooms
- Store cellar
- External utility space
- Off road parking



### **Ground floor**

A charming shop front on the main road of the village opening into the old post office and retail store. Prime location shop suitable for a business in the centre of a community. The ground floor also comprises the heart of the family home with a warm and welcoming kitchen and living room overlooking the extensive gardens. Separate access to the home is via an outdoor utility room with covered parking.

### **First floor**

Large living accommodation of 3 bedrooms with a bathroom and a fourth master bedroom with ensuite bathroom. 2 bedrooms have built-in cupboards.

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### Shop

370 sq.ft. retail space that incorporates the shop and old post office room. This retail space may also suit alternate use such as an antique shop, hairdressers, beauty salon, architect's studio or even offices, naturally subject to change of use/planning permission.

### Cellar

There is a substantial store cellar underneath the retail shop, with good stairs leading down from within the shop.



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### **Garden**

One of the beautiful features of this property is the extensive gardens and lawn of approximately 90 metres in length. The garden is home to 3 vegetable patches, 2 family style seating areas and out-buildings. Consent may be given for development of the land at the bottom of the garden subject to planning permission.

### **Out Buildings**

There is a side driveway which will accommodate parking for two vehicles, albeit end-to-end, leading onto (Grandad's) workshop and former stables/garage, plus a garden which is 90m long.

### **Location**

Ashdon is considered to be one of the most popular villages in the area. It lies four miles from Saffron Walden in the Uttlesford District Council region of Essex, close to the county border with Cambridgeshire. The property is located in the heart of the village, relatively near the public house and village hall.

### **For Sale**

Being offered for sale as a whole, with vacant possession, at £490,000 freehold.

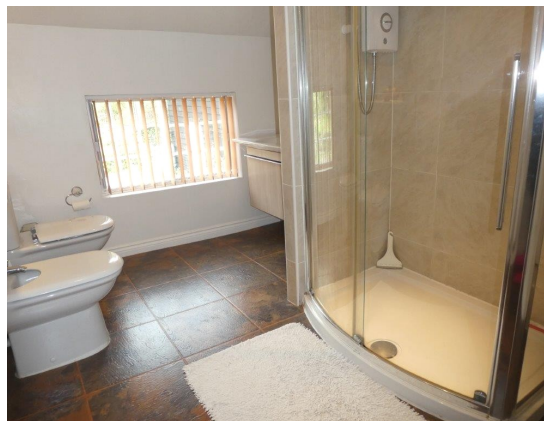
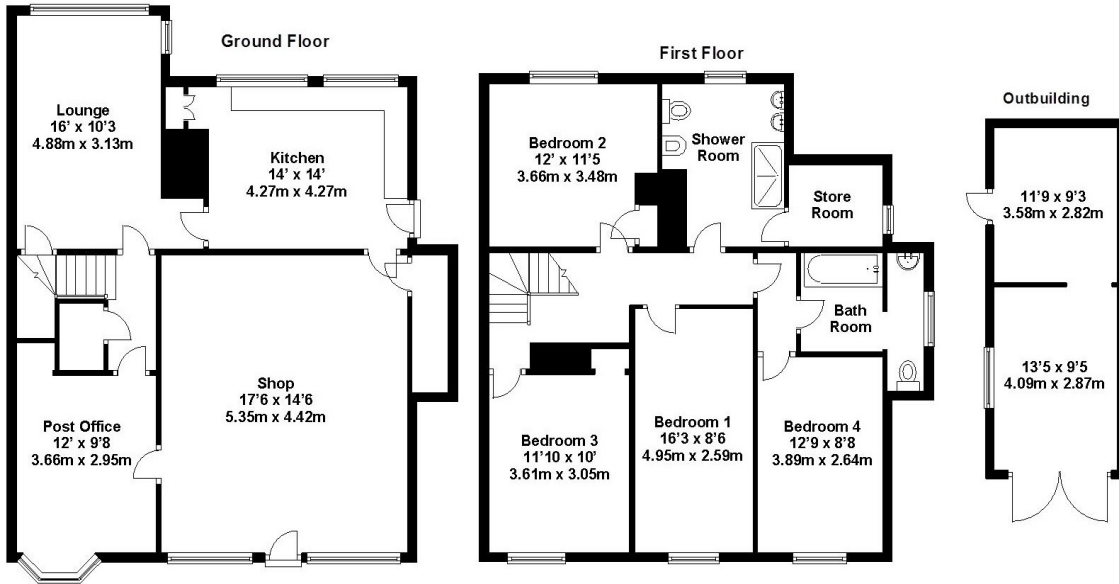
### **Features**

- Old post box in the wall
- Fire-places
- Store cupboards
- Vegetable gardens



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### Information

The Grade II Listed buildings entry describes this as being a circa.16th to 17th Century timber frame property with circa. 19th Century stuccoed block to the front with a central entrance under a moulded cornice supported at each end by a fluted Doric column.

### Viewing

Through Snow Walker (01799 521761)

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