



## Mill Cottage Mill Road, Helions Bumpstead, Haverhill, CB9 7AQ

£425,000

- Charming countryside home in Helions Bumpstead
- Well-equipped kitchen with ample storage
- Generous plot with lawned gardens
- Spacious dual-aspect sitting/dining room
- Three generous bedrooms
- Single garage and timber shed
- Bathroom with a four piece suite
- Stunning countryside views
- Easy access to Cambridge and London

# Mill Cottage Mill Road, Haverhill CB9 7AQ

Nestled in the peaceful village of Helions Bumpstead and set on a generous plot with stunning countryside views, the property features a spacious dual-aspect sitting/dining room with French doors leading to the garden, a well-equipped kitchen/breakfast room with plenty of storage, and three good-sized bedrooms.

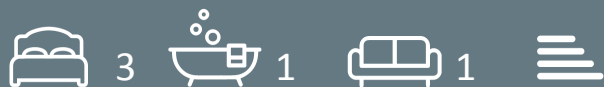
The principal bedroom includes built-in wardrobes and lovely views, while the additional bedrooms offer flexibility for family living, guests, or a home office. A fully tiled bathroom completes the interior.

Outside, the home is surrounded by lawned gardens, enclosed by mature hedgerows and trees for privacy, with ample space for outdoor enjoyment. A driveway leads to a single garage with power, lighting, and a timber shed for extra storage.

Helions Bumpstead is a thriving village community, complete with a church, refurbished village hall, and the popular Three Horseshoes pub. With its scenic surroundings and welcoming atmosphere, this property offers an excellent opportunity to create a wonderful countryside.

Planning permission for a two storey extension:

<https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?keyVal=SAAMHPBFHJ100&activeTab=summary>



Council Tax Band: D



## Helions Bumpstead

Nestled in picturesque countryside, Helions Bumpstead offers the perfect blend of rural charm and accessibility. Located just 17 miles from the vibrant city of Cambridge, with its renowned shopping, cultural, and recreational opportunities, this village provides a peaceful retreat while staying well-connected. The historic market town of Saffron Walden, with its excellent amenities including Waitrose, is just 10 miles away, and the nearby town of Haverhill (4.5 miles) offers further shopping options, including a Sainsbury's superstore. Commuters will appreciate the fast and regular train services from Audley End station (11.5 miles) into London Liverpool Street, as well as convenient access to the M11 and Stansted Airport for domestic and international travel.

Helions Bumpstead is a thriving community with a village church, hall, and the much-loved Three Horseshoes Public House, which was revitalized by the community in 2019. The pub now operates under professional tenants, offering a welcoming atmosphere. The village hall has recently undergone refurbishment, providing a beautiful space for events and gatherings.

Residents enjoy a variety of annual events, including a summer fête, Christmas bazaar, and harvest supper. The Boxing Day walk and the quarterly Helions Bumpstead Village Magazine further enrich the village's community spirit. With its scenic surroundings and a strong sense of community, Helions Bumpstead offers idyllic country living with modern conveniences nearby.

### Entrance Hall

A welcoming space with a radiator, elegant oak flooring, and stairs leading to the first floor. Doors provide access to all downstairs rooms.

### Sitting/Dining Room

6.57m (21'7") x 3.66m (12')

A bright and spacious dual-aspect room featuring a charming open fireplace with a brick surround and oak mantle, perfect for cosy evenings. The space benefits from two radiators, stylish oak flooring, and French doors that open directly onto the garden, creating a seamless blend of indoor and outdoor living.

### Kitchen/Breakfast Room

3.96m (13') x 3.41m (11'2")

A beautifully designed kitchen fitted with oak base and eye-level units offering ample

storage, complemented by round-edged worktops. It features a 1+1/2 bowl stainless steel sink with a mixer tap, an integrated dishwasher, plumbing for a washing machine, and space for a fridge/freezer and range cooker. This light-filled space includes windows to the rear and side, slate flooring, a built-in pantry, a separate storage cupboard, and a door leading out to the garden—perfect for breakfast on sunny mornings.

### Bathroom

A luxurious, fully tiled bathroom fitted with a three-piece suite. It includes a spa bath with a hand shower attachment, a vanity wash hand basin with a mixer tap, a tiled shower enclosure with a glass screen, and a low-level WC. Additional features include a heated towel rail, a window to the side, and sleek tiled flooring.

### First Floor

#### Landing

Bright and airy with a window to the rear and a built-in cupboard for extra storage.

#### Bedroom 1

5.31m (17'5") x 3.40m (11'2")

A generously sized master bedroom with a window to the side, dormer windows to the front and rear offering stunning countryside views, and a range of built-in wardrobes for ample storage. A perfect retreat after a long day.

#### Bedroom 2

3.60m (11'10") x 2.53m (8'4")

A cosy bedroom with a dormer window to the front, showcasing lovely countryside views. It also includes a built-in cupboard and radiator, making it an ideal guest or children's room.

#### Bedroom 3

2.68m (8'10") x 2.66m (8'9")

This charming bedroom features a dormer window to the rear, a radiator, and plenty of potential as a home office or additional bedroom.

### Outside

Perched in an elevated position, this delightful property is nestled centrally within its

generous plot, offering a sense of space and privacy. A tarmac driveway leads to a single garage, complete with an electric roller door, power, lighting, and a convenient side door providing access to the garden. Adjacent to the garage, you'll find a spacious timber shed for additional storage.

The garden surrounds the property on all sides, predominantly laid to lawn. The largest section lies to the left of the house, providing ample space for outdoor activities, relaxation, or further landscaping. Enclosed by a charming mix of mature hedgerows and trees, the garden offers a tranquil and private retreat.

To the front, the property boasts stunning views over rolling countryside, creating a picturesque and peaceful setting. This home truly combines the best of rural charm with practical living spaces.

#### Planning permission

The property has planning granted for a two storey extension from July 2024. Planning reference:

<https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?keyVal=SAAMHPBFHJ100&activeTab=summary>

#### Viewings

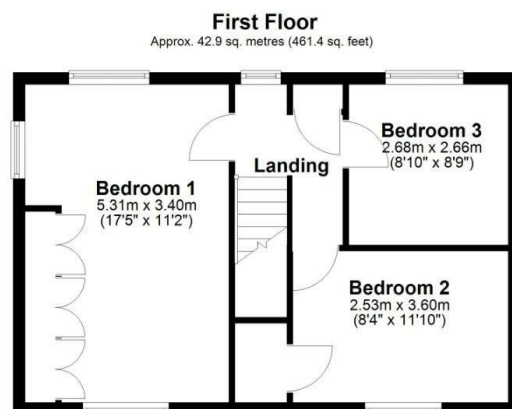
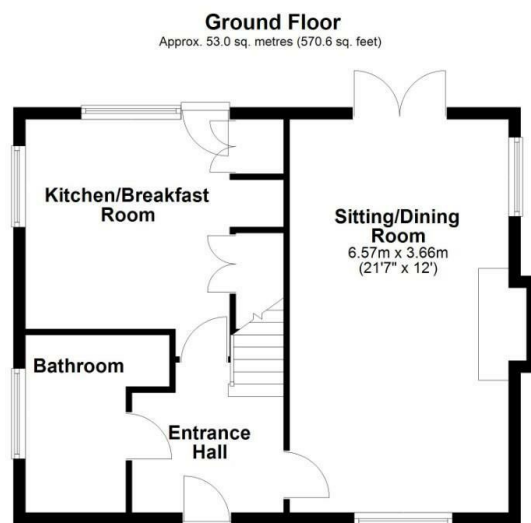
By appointment with the agents.

#### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

