



Mill House known as Pussy Willow

The Street - Takeley - Bishop's Stortford

EH

EXQUISITE HOME



Step Inside

Home from Home

This 5/6 bedroom property was built only twelve years ago and is well-designed in a traditional style which has adapted well as a Bed & Breakfast. A stunning marble fireplace takes pride of place in the living/dining room, and with a ground floor shower room, two first floor en-suite shower rooms and en-suite Jack and Jill bathroom, guests are well catered for. The kitchen has space for a breakfast table and a separate utility room, several in-built wardrobes and garage provide make this a highly practical property. Ample parking to the front and a sheltered garden to the rear.

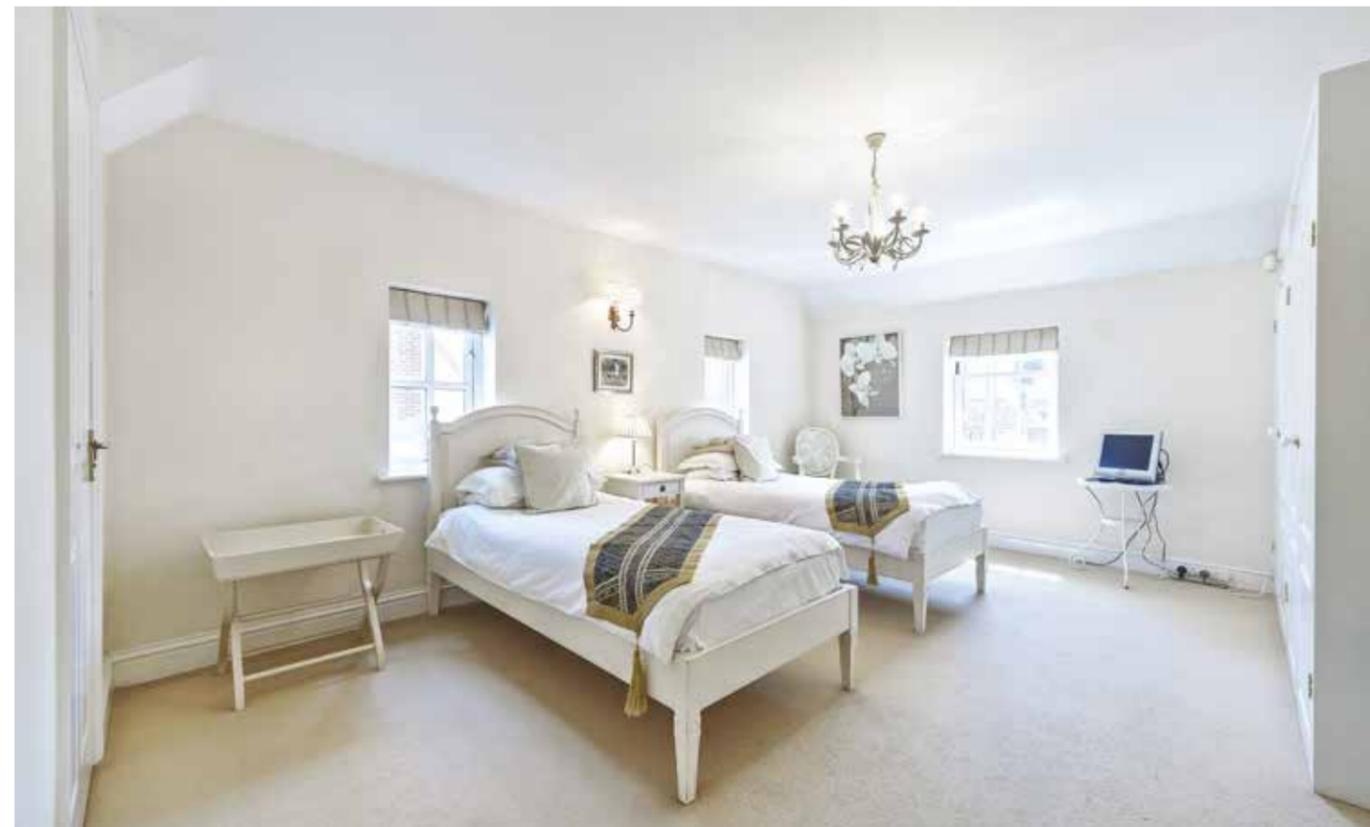
All Round Appeal

When planning was granted for Pussy Willow, it was on the proviso that the plans drawn up would be in keeping with the neighbouring property, The Old Mill House, a former Grade II listed pub, this has been achieved to great effect. "From the outside, you might think that the property dates back to the same period as the neighbouring property, and that really appealed. It's really well built with thick solid walls." The owners took possession at the point at which the skeleton was in place and thus, took the opportunity to adapt the layout to suit, "We could see how well this would work as a Bed & Breakfast while at the same time becoming a lovely home for us. We invested a lot of thought as to how the layout should be in order to achieve that." The original plan was for a separate living room and dining room but the owners chose to open the

two rooms up, which makes for a splendid area for guests to enjoy. The entire property has underfloor heating and the added benefit of a ground floor shower room which currently serves the sixth bedroom on the same level.

A Warm Welcome

The driveway has plenty of space for a number of cars, and guests are welcomed through the front door into a lovely, light hallway. The living/dining room is to the right of the entrance and benefits from one of two bay windows in the property, three windows to the side and French windows opening out onto the terrace. The marble fire surround was chosen by the owners to add a sense of grandeur and has a gas fire, "We rarely light the fire as having underfloor heating with individual controls in every room, the house is a lovely temperature all year round." There is room for 6 – 10 guests around the table and in the summer with the French windows open to the garden, this room is a joy to be in. The kitchen has a large window overlooking the garden and is practical in layout, with space for a breakfast table and plentiful storage within the light wood units and worktop space, with additional room for appliances and laundry in the adjoining utility room and airing cupboard. "The boiler is brand new and one great advantage of this property is that with such a huge water tank, we never run out of hot water."





A Winning Formula

The decoration throughout is a blend of magnolia walls, light coloured carpets, light-coloured tiles in the kitchen and all four shower/bathrooms and thus, the house feels light and airy. The first-floor landing has space for a useful office area and the two double bedrooms to the front of the property, which are of an excellent size, have en-suite shower rooms, "We made sure that all the bedrooms had adequate wardrobe space and most importantly, ease of access to a bath or shower room. The third double easily converts to an en-suite by simply locking the second door to the bathroom, which is ideal when we have paying guests." A second airing cupboard avoids traipsing up and down with linen and a further landing leads to two smaller doubles. Whilst the property has served as an excellent Bed & Breakfast, it would equally be a great family home, "There is great flexibility to amend the layout to suit a family's needs – The ground floor bedroom would be a great snug or home office..."

Royal Connections

The rear garden is lovely and sheltered and easy to maintain, with a number of native trees including plum and pear providing that all important shade in the summer months, and little else to do other than mow the lawn and enjoy the peace and quiet, "Guests regularly comment on how quiet it is here, and we have the best neighbours – there is an administrative office on one side, so outside office hours, you're guaranteed no disturbance at all." In the area of Takeley, you have a selection of shops, three pubs and three churches and the area is very well served for schooling too. Above all, you have one of England's finest forests, "Hatfield Forest dates back to Norman times when it started out as a Royal Hunting Forest – within in a few paces of the house, you can lose yourself in over 400 hectares of National Trust maintained woodland." Should you need to explore further afield, it's a two minute journey to Stansted Airport and the M11 with coach or trains directly into London, and Bishop Stortford is also approx. 5 minutes drive away. "The joy of the location is that you have the world on your doorstep, at the same time enjoying the total peace and quiet of the countryside."

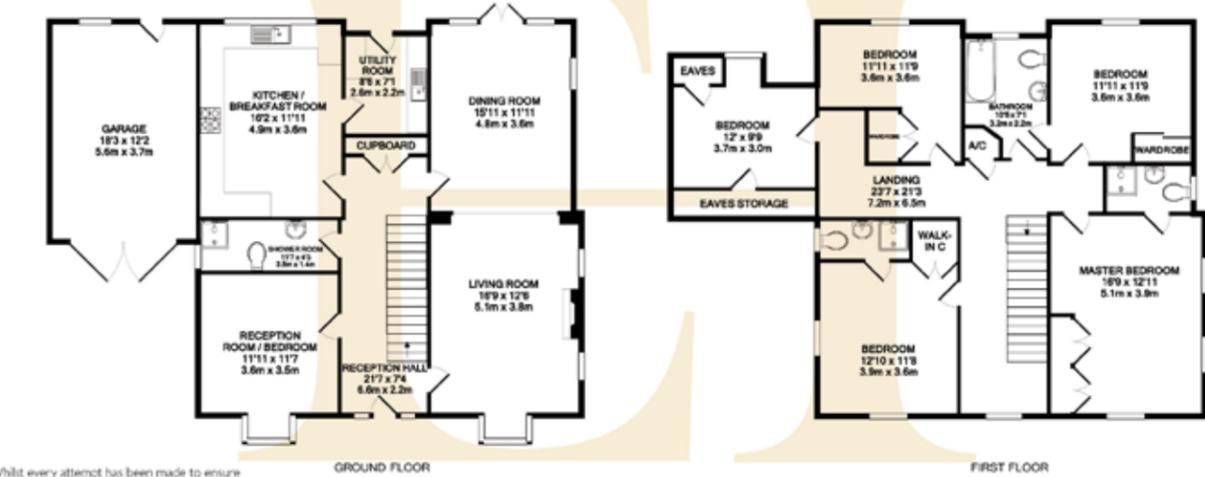
Floor Plan

Pussy Willow, Takeley

Total Floor Area: 2,415 SQ.FT (224.4 SQ.M) Approx.

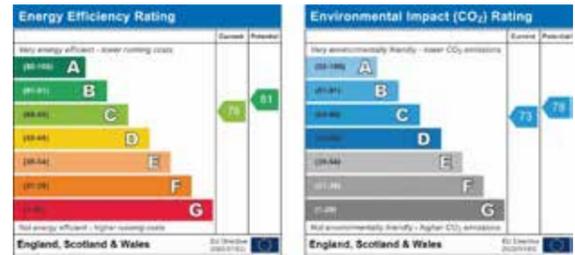
Ground Floor: 1,247 SQ.FT (115.8 SQ.M) Approx.

First Floor: 1,168 SQ.FT (108.6 SQ.M) Approx.



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 07008580 Registered Office: Essex Country Properties Ltd. 15B Regatta Quay, Key Street, Ipswich, Suffolk IP4 1FH

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