



East Street, Saffron Walden
3 Bedroom Penthouse Apartment

Intercounty





A HOME WITH A STORY TO TELL

Originally built in 1838 as the Boys' British School, this Grade II listed building has stood at the heart of Saffron Walden for almost 200 years. Today, it has been converted into individual homes, and this particular property offers a rare opportunity to live within one of the town's most distinctive historic buildings.

The property itself extends to approximately 1,197 sq ft and is arranged over three floors. The first floor provides a generous 25'1" x 12'10" reception room, a separate kitchen, shower room and one bedroom, while the second floor offers two further spacious bedrooms, each accessed via its own private staircase.

The home also benefits from two parking spaces, while Saffron Walden Common is right on the doorstep, providing a wonderful open space just moments from the property. And, of course, being right in the centre of Saffron Walden means the town's shops, restaurants, cafés and amenities are all within easy reach.



THE HISTORY

The story of the Boys' British School is a fascinating one. Built in 1838, it was established to provide education for local boys, particularly those from poorer families. Parents paid just 2d per week, making education accessible to families who may otherwise have struggled to afford it.

The school was built according to the principles of the British and Foreign School Society, which promoted non-denominational education. The Gibson family, one of Saffron Walden's most prominent philanthropic families, played an important role in its creation, with William Gibson providing the building rent-free and George Stacey Gibson serving as treasurer.

Offers in excess of
£425,000

The school quickly grew in popularity. Its first headmaster was William Jenkines and, within its first three years, average attendance was around 100 pupils. By 1844, numbers had risen to almost 200 boys. In 1847, the school became affiliated with the British and Foreign School Society in order to qualify for government grants, although this led to the resignation of its first headmaster.

One of the most interesting moments in the school's history came in 1869, when the renowned Victorian education inspector and writer Matthew Arnold visited. His report described the school as full and praised the discipline of the pupils.

The school continued to educate generations of local boys well into the 20th century. Former teacher W. E. Foster, who worked at the school from 1937, later recalled school life there, including football, cricket and winter sledging on Saffron Walden Common. During the Second World War, gas masks were issued to the pupils and stored beneath their desks — although, as Foster recalled, they later became rather useful containers for the boys' treasures.

The school's history also has a poignant side. A First World War Roll of Honour commemorates 330 former pupils, of whom 255 served and 75 lost their lives. The roll is now held by the Imperial War Museum.

Following the 1944 Education Act, the school became a Controlled School, and in 1950 the opening of Saffron Walden County High School saw the older boys transfer there. The Boys' British School eventually closed in 1982, bringing more than 140 years of education at the building to an end.

The building itself remains remarkably recognisable today. Its handsome gault brick frontage, slate roof, nine-bay design, central pediment, Tuscan columns and the original '1838 BOYS BRITISH SCHOOL' inscription are all reminders of its former purpose. It was formally Grade II listed in 1972.

Today, rather than classrooms filled with schoolchildren, the building is home to individual residences — giving you the chance to become the latest chapter in a building with an extraordinary story.

£240 PA for 2 Car Parking Spaces

Council Tax Band D & EPC Exempt









Agent's Note / Lease Information

Lease Length – Approx. 969 Years Remaining

Service & Maintenance Charge – Approx. £0 pa

Ground Rent - Approx. £0 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.



Tom Ritchie



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IntercountyEA

Listed by



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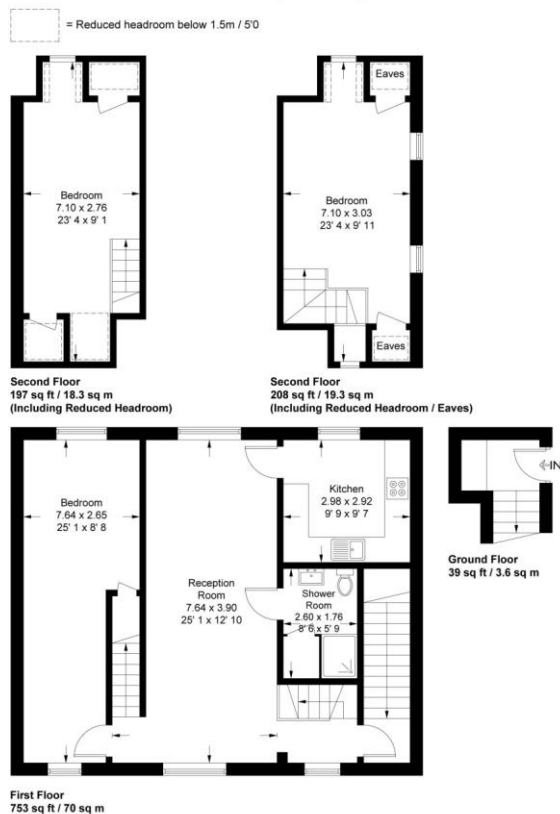
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East Road

Approximate Gross Internal Area = 1157 sq ft / 107.5 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 40 sq ft / 3.7 sq m
Total = 1197 sq ft / 111.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Property Details

3 Bedroom Penthouse Apartment

Distinctive Garde II Listed Property

Approximately 1,197 sq ft Arranged Over 3 Floors

No Ground Rent or Service Charge Payable

Parking

Close to Saffron Walden Common & Town Centre

Council Tax Band D & EPC Exempt

Tenure - Leasehold

3B The Boys British School, East Street, Saffron Walden, Essex, CB10 1LS

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at [intercounty.co.uk](https://www.intercounty.co.uk). We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.