

# SEE THIS HOME AT **HAMILTON PIERS** LONDON PROPERTY SHOWCASE

**Friday 9th March 2018**

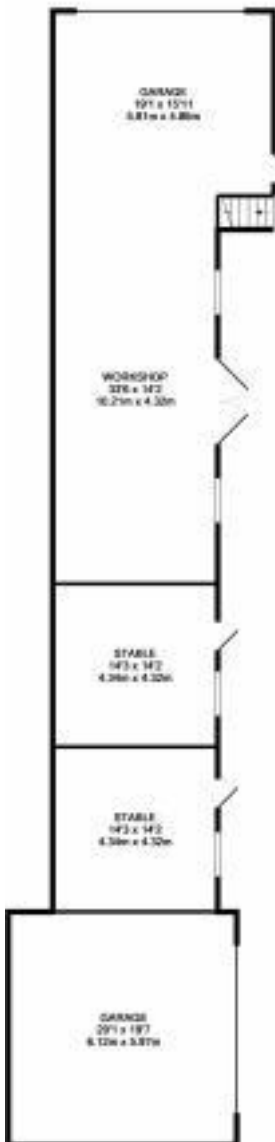
**The National Property Centre, Park Lane, Mayfair, W1**

Set within a tranquil 1.6 ACRE PLOT is this detached farmhouse that boasts impressive and versatile accommodation - including SIX DOUBLE BEDROOMS and FIVE RECEPTION ROOMS - and externally offers EQUESTRIAN FACILITIES and a substantial 50' CARTLODGE with GUEST SUITE above & POTENTIAL TO CONVERT.





OUTRIGGER 1ST FLOOR  
 APPROX. FLOOR  
 AREA 108 SQ. FT.  
 (10.1 x 10.6)



OUTRIGGER 2ND FLOOR  
 APPROX. FLOOR  
 AREA 1081 SQ. FT.  
 (10.1 x 106.1)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1089 SQ. FT.  
 (10.1 x 107.4)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 108 SQ. FT.  
 (10.1 x 10.6)



3RD FLOOR  
 APPROX. FLOOR  
 AREA 108 SQ. FT.  
 (10.1 x 10.6)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Cockerell's Farm is located on a quiet country lane to the outer edge of Feering Village - within very easy access to the A120, A12, and local mainline train stations offering services in to London's Liverpool Street.... an idyllic rural location, yet only minutes from amenities!

In short, this grade II listed farmhouse offers very spacious accommodation over three floors - boasting SIX DOUBLE BEDROOMS, a spacious country-style kitchen with an Aga, and an impressive FIVE RECEPTION ROOMS.

Externally the property offers an un-overlooked, mature 1.6 ACRE PLOT (subject to land survey) - offering well-kept lawned gardens, EQUESTRIAN FACILITIES (with a paddock and two stables), and VARIOUS OUTBUILDINGS - including double garages and a 50' CARTLODGE/ WORKSHOP with a GUEST SUITE above - offering excellent potential alongside the cartlodge to convert into a sizable SELF-CONTAINED ANNEXE, subject to planning.

The property and its grounds simply MUST BE VIEWED TO BE APPRECIATED!

The accommodation, with approximate room sizes, is as follows:

**GROUND FLOOR:-**

**Entrance Lobby:**

Entrance door to front, door to main hallway.

**Main Hallway:**

Stairs rising to first floor with window to rear on half landing, radiator, doors to drawing room, sitting room, cloakroom, kitchen, and cellar.

**Wine Cellar:**

A small cellar/storage space with window to rear - ideal for wine storage.

**Drawing Room / Main Lounge: (26'9" x 14')**

An impressive-sized triple aspect room with double glazed sash windows to front and side, sash window to rear, door to side, open fireplace with gas-fired burner inset, two radiators, ideal entertaining space.

**Study / Play Room: (10'9" x 10'6")**

Door to rear, window to rear, beams to walls and ceiling, radiator.

**Sitting Room: (16'2" x 12'2")**

Double glazed sash window to front, open fireplace, storage cupboard, radiator.

**Cloakroom/WC:**

Window to rear, low-level WC, vanity wash hand basin, wood effect flooring.

**Kitchen Breakfast Room: (15'9" x 15')**

A light & spacious country-style kitchen with double glazed sash window to the front overlooking the lawned grounds and window to rear, fitted with a range of wall and base units, granite worktops with butler sink inset, built-in oven & oil-fired Aga (set into a Inglenook-style recess), space for american fridge freezer and dishwasher, beams to ceiling, door to garden room.

**Garden Room / Snug: (16'9" max x 10'4" max)**

A versatile area; primarily acting as a sizable rear lobby/garden room, with french doors to rear, storage

**1-3 | THE STREET | HATFIELD PEVEREL | CM3 2DL**

**Tel: 01245 381 416**

**E-mail: [hamiltonpiershp@aol.co.uk](mailto:hamiltonpiershp@aol.co.uk)**

cupboard, door to front storm porch, tiled floor, beamed walls/ceilings, doors to dining room and utility.

**Dining Room: (17'2" x 11'7")**

A large room with ample space for a large dining table, with feature pitched ceiling, door to front, window to front, french doors to side, gas-fired burner and original bake oven inset into fireplace, two radiators.

**Utility Room: (9'11" x 8'4")**

Window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer and additional fridge freezer, tiled floor.

#### FIRST FLOOR ACCOMMODATION:-

**Landing:**

Stairs to second floor, storage cupboard, radiator, three eaves cupboards.

**Bedroom One: (16'7" x 15'7")**

A generously-sized master suite with double glazed sash window to front, radiator, door to walk-through wardrobe (with hanging rails) and en suite.

**En Suite Bath & Shower Room: (15'2" x 13'9" max)**

A very spacious en suite offering wash facilities as well as his & hers built-in wardrobes, with double glazed sash window to front, sunken bath with shower attachment and marble surround, shower cubicle in marble, vanity wash hand basin with marble splashback, low-level WC, towel radiator, Amtico floor.

**Bedroom Two: (13'10" x 11'2" plus door recess)**

Double glazed sash window to front, radiator, door to shower room.

**Shower Room:**

Fully tiled shower cubicle, circular wash basin, Amtico floor.

**Bedroom Six: (9'4" x 8'8")**

Sash window to side, radiator.

**Family Bathroom:**

Sash window to side, panelled bath with shower attachment, pedestal wash basin, low-level WC, radiator.

#### SECOND FLOOR ACCOMMODATION:-

**Landing:**

Two windows to front, two radiators, airing cupboard.

**Bedroom Three: (13'6" x 12'7")**

Window to side, radiator.

**Bedroom Four: (12'1" x 8'7")**

Velux window to rear, radiator.

**Bedroom Five: (12'7" x 9'7")**

Velux window to rear, radiator.

**Shower Room:**

Velux window to rear, vanity wash hand basin, tiled shower cubicle, low-level WC, radiator.

#### EXTERIOR:-

Cockerell's Farm is located on a quiet country lane nestled in the Essex countryside, on the doorstep of glorious countryside walks, yet within only minutes to all local amenities and mainline train stations. The property itself is approached via a large shingle driveway, providing parking for a multitude of vehicles of all sizes and vehicular access to the remainder of the plot and its outbuildings.

The front garden offers a vast and very well kept formal lawn - surrounded by mature trees and lending access through to the gated paddock to the far side of the plot. For those looking to keep horses the initial outbuilding offers two stables (both with power and lighting connected), and an adjoining Double Garage, and a Cartlodge/Workshop with a guest room above.

The remainder of the plot is mainly laid to lawn and fully unoverlooked to all of its boundaries. Within the grounds is a courtyard garden/patio area, located to the immediate side of the property, and the 'children's garden' located to the rear.

The Outbuildings are as follows...

#### OUTBUILDINGS:-

Cartlodge/ Workshop: (50' x 30' > 14')

The original farmhouse cartlodge offers a substantial and versatile storage area - primarily accessed via a double-width electric garage door. This building is ideal as a large workshop - maybe for those looking to run a business from home, or for hobby usage. The cartlodge offers power and lighting, and in the agent's opinion offers ideal POTENTIAL TO CONVERT INTO A SEPARATE RESIDENTIAL DWELLING or a SELF-CONTAINED ANNEXE with the adjoining guest suite already above (obviously subject to relevant planning).

#### GUEST SUITE:

Bedroom:/Family Room: (19' max x 12' max)

Accessed from its own staircase is the guest suite - offering a large bedroom /living space with window to front and rear, and wooden flooring - an ideal room for teenagers requiring their own space, as a games/music room detached from the main property, or simply for guests staying over. Plus, offering the potential to convert alongside the cartlodge into a sizable dwelling or annexe, stpp.

En Suite:

Tiled shower cubicle, low-level WC, pedestal wash hand basin, wood flooring.

Double Garage: (19'9" x 19'7")

Electric up and over door, power and lighting connected.

#### AGENTS NOTES

If you have any further questions regarding this property, please call 01245 381 416.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.