



BENNETTS FARM,

Bennetts Lane, North End, Dunmow, Essex

DAVID
BURR



Bennetts Farm, Bennetts Lane, North End, Dunmow, Essex,
CM6 3PG

A delightful Grade II listed detached property enjoying a tranquil location along a quiet country lane. The property has been especially well cared for by the current owners and this is clearly evident upon any visit and it has been thoughtfully and cleverly extended and now provides charming accommodation that blends period charm with modern practicality.

Of note is the stylish reception hall which has attractive Karndean flooring, solid oak skirting boards and a detailed staircase rising to the first floor. There are solid oak doors with Suffolk latches leading to a lavishly appointed utility/cloakroom which is fitted in a modern and contemporary style. Further versatility is added by a large boot/cloak cupboard. The original part of the property displays many fine period features to include a delightful oak frame with close studwork and wind bracing.

The sitting room provides cosy formal entertaining space and has a detailed iron Victorian fireplace with granite hearth and it takes in views to the grounds and gardens. The dining room is segregated from the sitting room via attractive open oak studwork and has a herringbone brick floor and a large inglenook fireplace which is flanked by a storage cupboard. From the dining room glazed Oak French doors lead to a delightful breakfast room which has French doors to the large South facing terrace making it ideal for large scale family entertaining. A large square arch then leads to the kitchen/breakfast room which is extensively fitted with a range of floor and wall mounted units and integral appliances to include a dishwasher, range cooker and a large proportion of the room has a vaulted ceiling and takes in views to the grounds and gardens.

The first floor is equally charming and has solid oak spindles and balustrades to the stairs which leads to a landing with a part vaulted ceiling. The principal bedroom is situated in the original part of the property and benefits from a dual aspect enabling it to take advantage of the delightful views. This is a simply stunning room with a fully vaulted ceiling and has a magnificent king post on display.

The second bedroom benefits from a vaulted ceiling with a delightful oak frame on display and has views to the grounds and countryside beyond. The third bedroom is situated in the newer part of the property and has a dual aspect enabling it to take advantage of the views and has solid oak skirting boards and door surrounds. The bedrooms are served by a fantastic family bath/shower room with freestanding oval ended bath and a large walk-in shower cubicle and a range of bespoke storage cupboards with an oval sink on a plinth.

Outside

The property is approached via a pair of five bar gates leading to an extensive gravelled parking area flanked by mature lawns with a variety of specimen trees. Immediately to the rear of the house is an extensive sandstone terrace with a mellow red brick wall which has lighting making it ideal for late night entertaining. The South and West facing terrace is positioned to take advantage of the all-day sun. Beyond this is a large expanse of manicured lawn.

The remainder of the property is primarily dedicated to equestrian use and to this effect it has five post and rail paddocks which can be accessed via the stable yard and via another gate leading from the lane. There is a 40 x 30 metre sand and rubber manège which can be directly accessed from the yard. A courtyard with a large area of hardstanding is formed by six stables, four of which are arranged in an L-shape with two further freestanding units.

Adjacent to this is a detached annexe which would provide ideal staff accommodation or for those with extended family. The annexe provides well-appointed accommodation with a large sitting/bedroom adjacent to which is a well-proportioned kitchen/breakfast room fitted with a range of floor and wall mounted units and oak effect flooring. A fully tiled shower room with matching three piece suite. Beyond the stable area a five bar gate leads to a dedicated washing facility with hard standing. In all about 8.25 acres (sts).

It would be fair to say that Bennetts Farm offers a unique mid-range equestrian facility with level land in a beautiful rural location yet only five minutes from major transport routes.



Location

Felsted is an attractive and thriving village with many amenities and services to include shops, two public houses, two restaurants, parish church and the highly regarded 'Felsted School'. Chelmsford and Bishops Stortford offer a wider range of services and both have mainline rail services to London's Liverpool Street, the latter with fast M11 access via junction 8 and to the M25 in the South and Cambridge to the North.

Great Dunmow is a thriving market town with an array of individual shops, restaurants and cafes as well as schooling for all ages and is conveniently located for easy access to both the Market town of Bishop's Stortford and the City of Chelmsford, providing multiple shopping and leisure facilities and main line railway stations to London's Liverpool Street, the former with M11 access, junction 8 with fast road access to London and the M25 in the south and Cambridge to the north.

Access

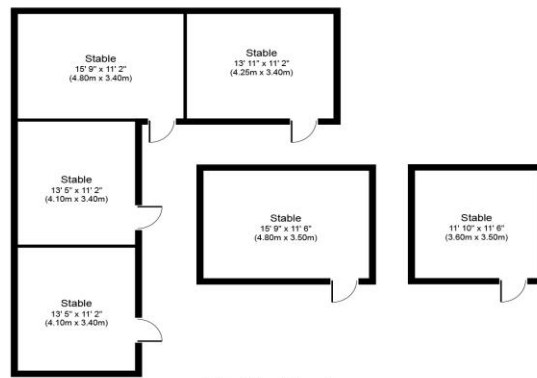
Bishop's Stortford	12 miles
Chelmsford	10 miles
Stansted Airport	9 miles
Dunmow	4 miles
Felsted	1.5 miles

The immaculately presented accommodation comprises:

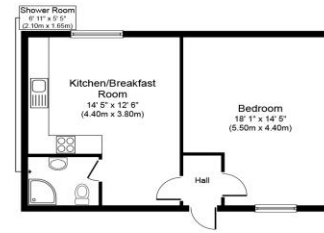
Reception Hall	Annexe comprises:
Sitting Room	Sitting/Bed room
Dining Room	Kitchen/breakfast room
Breakfast Room	Shower room
Kitchen	Six stables
Cloak/utility room	40m x 30m manege
3 Bedrooms	Delightful countryside views
Bath/shower room	In all about 8.25 acres (sts)



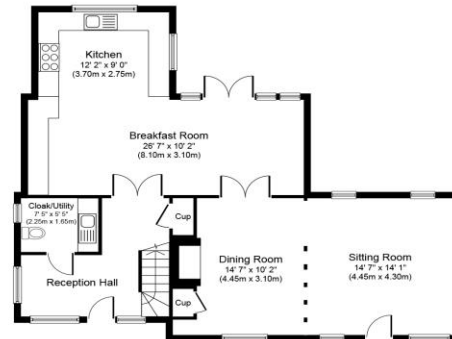




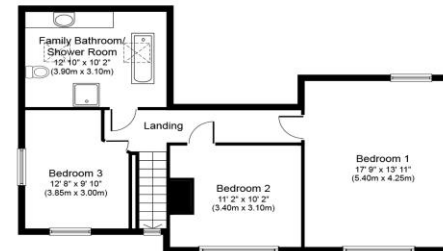
Stable Block
Approximate Floor Area
952 sq. ft.
(88.4 sq. m.)



Outbuilding
Approximate Floor Area
518 sq. ft.
(48.1 sq. m.)



Ground Floor
Approximate Floor Area
968 sq. ft.
(89.9 sq. m.)



First Floor
Approximate Floor Area
751 sq. ft.
(69.8 sq. m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and treatment plant.

Oil fired heating to the main house. Gas fired heating to the annexe.

None of the services have been tested by the agent.

Local authority: Chelmsford City Council 01245 606606.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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**DAVID
BURR**