

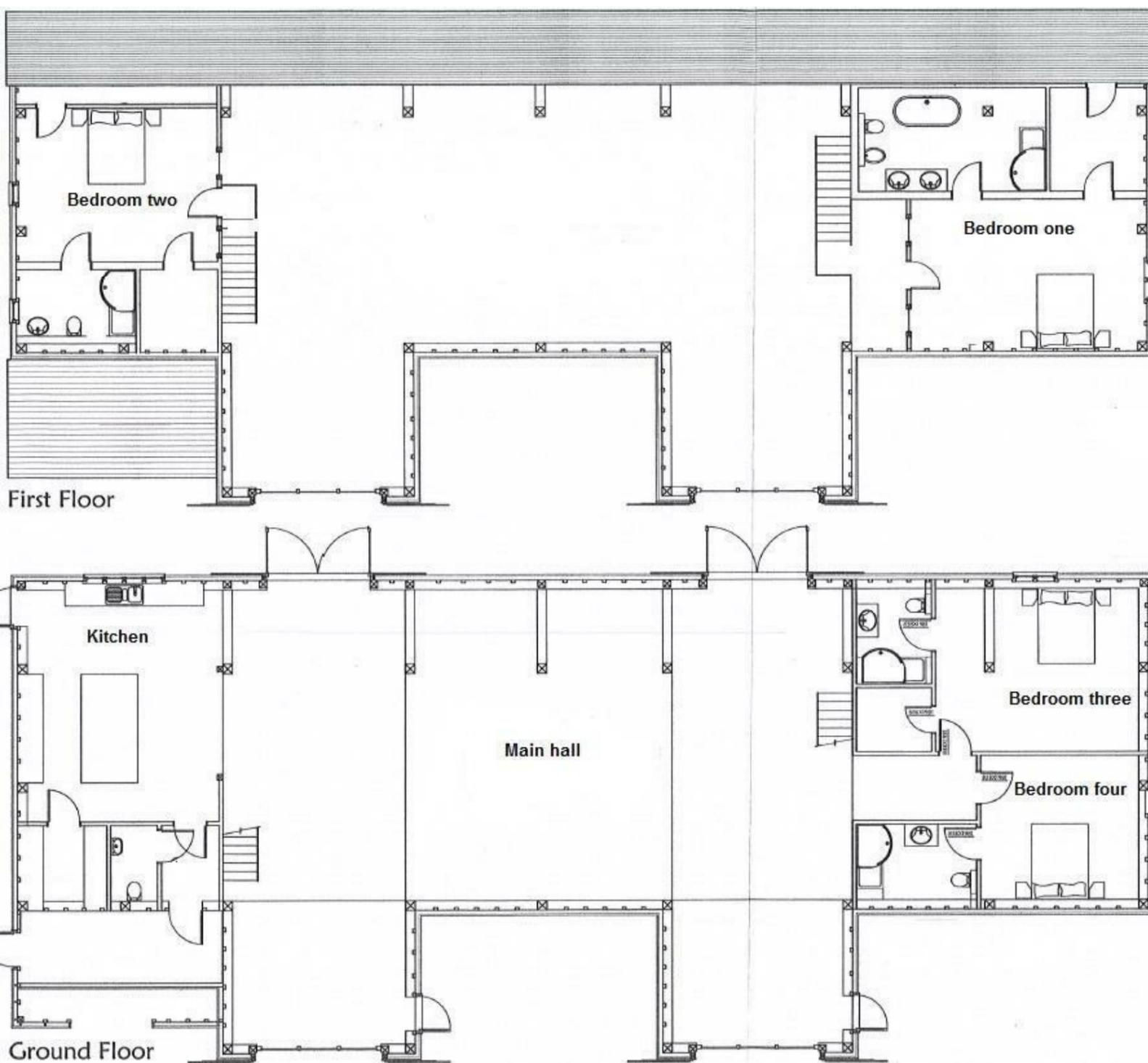


Parsonage Barn School Lane, Chelmsford , Essex CM1 7DS  
O.I.R.O £1,500,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

YOU WILL NOT BELIEVE THE GENEROUS ROOM SIZES ON OFFER.... Steeped in history is this four bedroom Grade II listed barn conversion which was fully renovated eight years ago by the current owners. With origins dating back to the 17th century, the property is now future proofed for generations to come and offers a simply wonderful open plan lifestyle one could only dream of. Internally the property boasts in excess of 4000 sq ft of living accommodation including a breathtaking main living area with full height ceilings and many exposed timbers. There are remnants of its traditional structure with the divide between previous hay stores/threshing areas fully restored and the two front midstreys very prominent. The living area is open plan to an impressive German fitted kitchen with a host of integrated appliances. There is also a separate utility room and plant room. All bedrooms benefit from en-suite bathrooms and most with walk in wardrobes. A building originally from a working farm, it nestles in a complex of similar conversions and offers a simply unique place to live. Externally, the gardens total 0.75 of an acre and include a triple cart lodge with garages to either side. To the rear, beyond the landscaped gardens, are open fields. The property belies it's proximity to Chelmsford City Centre just five minutes drive to the mainline station to London Liverpool Street & five minutes to Broomfield hospital. Chelmsford offers everything one would expect from a thriving city centre. Energy rating C.





#### INTERIOR

##### Master suite 20'7 x 13'6 (6.27m x 4.11m)

open plan with separating walls to both en suite and walk in wardrobe and access to galleried landing with glass staircase

##### Walk in wardrobe 9' x 8'7 (2.74m x 2.62m)

##### En suite

Six piece luxury bathroom comprising, oval bath, his and hers sinks, bidet, double shower cubicle and WC

##### Bedroom Two 17'9 x 12'5 (5.41m x 3.78m)

Open plan with separating walls to both en suite and walk in wardrobe, access to galleried landing with glass staircase

##### En suite 9'9 x 6'8 (2.97m x 2.03m)

Double shower cubicle, wash hand basin, W.C

##### Walk in wardrobe 7'11 x 7'2 (2.41m x 2.18m)

##### Bedroom Three 17'9 x 14'5 (5.41m x 4.39m)

##### En suite 8'11 x 6'6 (2.72m x 1.98m)

Double shower, wash hand basin, W.C

##### Walk in wardrobe 7'2 x 5'6 (2.18m x 1.68m)

##### Bedroom Four 14'5 x 13'4 (4.39m x 4.06m)

##### En suite 10'4 x 7'4 (3.15m x 2.24m)

Double shower cubicle, wash hand basin, W.C

##### Kitchen 20'3 x 16'8 (6.17m x 5.08m)

German kitchen with a host of integrated appliances, separate utility and store room with d/cloak room

##### Main Living Area 54'4 x 40'7mx (16.56m x 12.37mmx)

Varying living areas, twin staircases, two front doors, access to bedrooms either end of the barn.

#### EXTERIOR

Set on a 0.75 acre plot with generous frontage with ample parking access to the triple cart lodge with adjoining twin garages. Landscaped gardens with varying patios, raised flower beds, various trees and shrubs. Field views beyond

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

