



PROUDS FARM, EGGHELL LANE, CORNISH HALL END, CM7 4HJ

CHEFFINS

Prouds Farm

Eggshell Lane, Cornish Hall End,
Braintree, CM7 4HJ

- Off-street parking
- Garage/workshop
- Approximately 0.46 acres
- Extensive views of the countryside

THE PROPERTY HAS AN AGRICULTURAL OCCUPANCY CONDITION AND IS AVAILABLE TO THOSE ONLY STRICTLY INVOLVED IN AGRICULTURE.

A detached 4 bedroom farmhouse set in a picturesque rural location, enjoying spectacular views across the open countryside. The property offers bright and well-proportioned accommodation and benefits from off street parking for multiple vehicles, a summerhouse, workshop and adjoining garage, all set within a generous 0.46 acre plot.



Guide Price £475,000





LOCATION

The property is located in a rural position on Eggshell Lane, Cornish Hall End, in the Braintree District of Essex. The property is within easy reach of village amenities in Cornish Hall End and Steeple Bumpstead, respectively. Cornish Hall End is located 3 miles north of Finchingfield and 4 miles south of Steeple Bumpstead. Haverhill is situated approximately 5 miles north of the subject property, which provides a wide range of local amenities, including leisure and retail facilities.

ENTRANCE HALL

UPVC double glazed external door with tiled flooring, leading to the cloakroom and inner hallway.

CLOAKROOM/WC

Comprising WC, tiled floor and an obscure glazed window.

INNER HALLWAY

UPVC internal door, tiled floor and understairs storage cupboard.

SITTING ROOM

Dual aspect room with a double glazed window to the rear aspect and patio doors linking the conservatory to the front. Open fireplace with stone hearth and built-in display unit.

KITCHEN/DINING ROOM

Fitting with a range of base and eye level units with worktop space over, tiled splash back, stainless steel sink and drainer, space for dishwasher, free standing over/hob and washing machine. Dual aspect windows over looking the side and front aspects with a tiled floor leading to;

UTILITY ROOM

Laminate floor covering with window to rear garden. Base and eye level units with worktop over with space for fridge/freezer and tumble drier.

CONSERVATORY

UPVC construction with French doors leading to the front garden.

BOILER ROOM

Housing oil fired boiler, immersion, electrical consumer with external access from the rear garden.

LANDING

With airing cupboard housing hot water cylinder and shelving. Loft Access and doors to adjoining rooms.

BEDROOM ONE

Double glazed window to front aspect enjoying views over the countryside, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to front aspect enjoying views over the countryside, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet flooring, radiator.

BEDROOM FOUR

Double glazed window to rear aspect, carpet flooring, radiator.

BATHROOM

Vanity unit comprising WC, sink, built-in storage cupboards with worktop over. Corner shower unit and heated towel rail with tiled floor and walls.

OUTSIDE

The property is located in a peaceful rural setting accessed via a single track road leading to a block paved driveway. Set within approximately 0.46 acres the garden is laid mainly to lawn and benefits from a summerhouse, timber framed garage with a Nissen style workshop beyond. To the rear of the property is a timber framed porch with Perspex mono pitched roof. The property is connected to mains electric and water, with septic tank drainage and an oil fired central heating system.

VIEWINGS

Strictly by appointment only with the agents. For further information please contact Jonathan Purkiss or Simon Gooderham on 01223 213777.

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM17 9HB

AGENTS NOTES 1

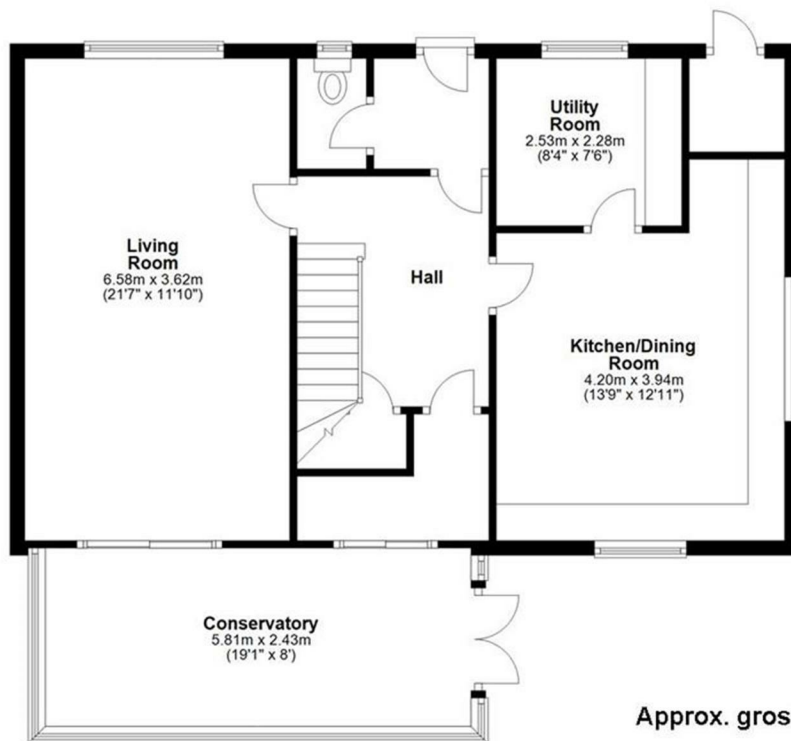
The property is subject to an Agricultural Occupancy Condition, limiting occupation of the dwelling to a person solely or mainly employed in the locality in agriculture, or in forestry, or a widow or widower of such person.

AGENTS NOTES 2

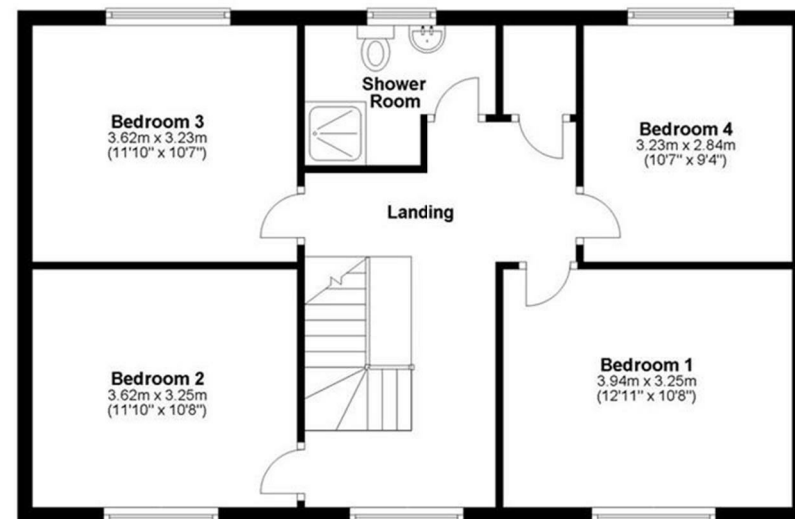
For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. August 2023.



Ground Floor



First Floor



Approx. gross internal floor area 151 sqm (1625 sqft)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £475,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.