



P R I M E R E S I D E N T I A L

P R E S E N T S

Mount Road, Theydon Mount



elliott E | J james

PAUL WELLS LTD

# Mount Road, Theydon Mount



A rare opportunity to purchase a beautifully renovated character six bedroom detached barn conversion dating back to 1650 and is a unique blend of history and modern luxury. The property is set within the semi-rural location of Theydon Mount and surrounded by stunning countryside and is within easy driving distance to Theydon Bois, Epping and all surrounding major transport links including direct links to The City via the Central Line.

The internal accommodation is arranged over two floors with the ground floor offering a main entrance hall, a bright hallway, spacious kitchen family room leading directly into a dining room, two recreation rooms, two bedrooms and cloakroom. The first floor comprises of a spacious hallway, principle bedroom with fitted wardrobes and en-suite, double bedroom with en-suite, two further bedrooms and family bathroom.

Externally the property is set within 1.3 acres of fenced off grounds which include a heated swimming pool, patio area which is ideal for al-fresco dining and outdoor activities and outer building. Access to the front of the property is through private gates with a picturesque tree-lined drive with parkland on both sides.

There is an additional 3 acres which adjoins the property and offers a scenic lake. The current owners have purchased directly opposite the property approximately 3 acres of plantation woodland which if the above additional acreage were to be purchased it would give a total of approximately 7.3 acres.

Plot 1 offers the Barn and 1.3 acres of land for £2,350,000

Plot 2 offers the additional land of 3 acres £150,000

Plot 3 offers the historic woodland adjacent to the property £50,000

Viewing is strictly by appointment only and is being offered Chain Free.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our EIJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

N  
E  
E  
D  
  
T  
O  
  
K  
N  
O  
W

Sqft 4261.00 sq ft	Type House - Detached	Style 1650s Barn Conversion
Bedrooms 6	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band H



elliott **E | J** james

PRIME RESIDENTIAL



elliott **E | J** james

PRIME RESIDENTIAL



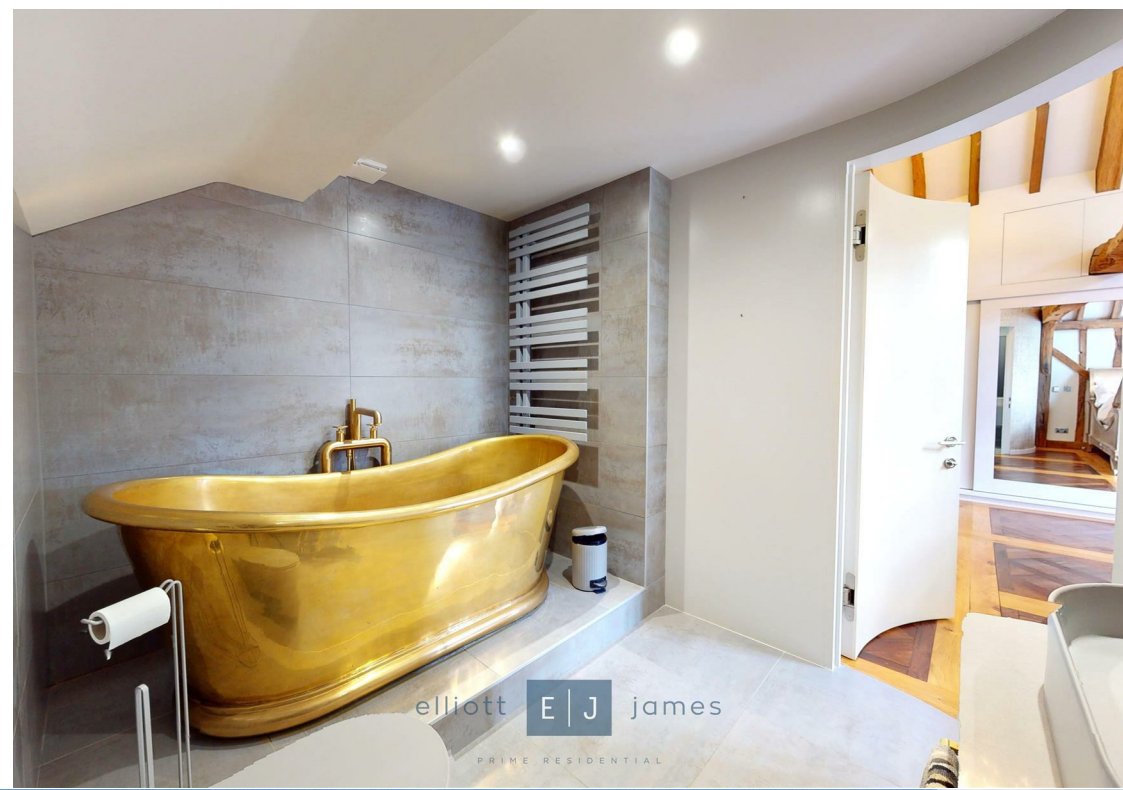
elliott E | J james  
PRIME RESIDENTIAL



elliott E | J james  
PRIME RESIDENTIAL



elliott E | J james  
PRIME RESIDENTIAL



elliott E | J james  
PRIME RESIDENTIAL

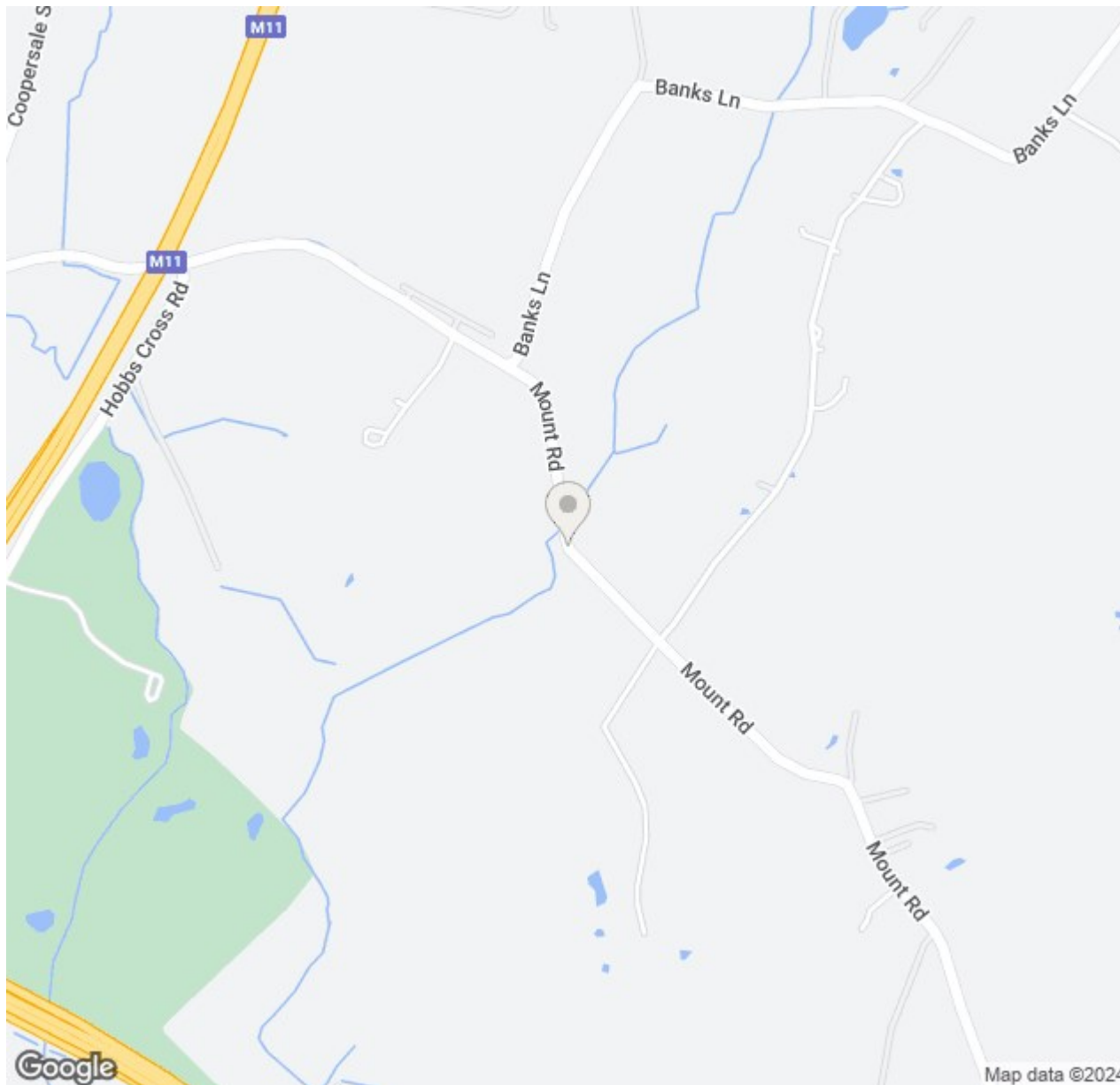


elliott | E | J | homes

PRIME RESIDENTIAL



# MAP & EPC





elliott **E | J** james

FINE RESIDENTIAL

# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 2981 SQ FT, 277 m<sup>2</sup>, FIRST FLOOR: 1033 SQ FT, 96 m<sup>2</sup>, LOFT FLOOR: 247 SQ FT, 23 m<sup>2</sup>  
 TOTAL: 4261 SQ FT, 396 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

elliott **E | J** james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.