



FennWright
Signature

Gowers Farm, Tumblers Green,
Braintree, Essex, CM77 8AZ

NP NICHOLAS
PERCIVAL



Gowers Farm
Tumblers Green
Braintree
Essex
CM77 8AZ

A unique diversified property comprising a beautifully appointed four bedroom Victorian unlisted farmhouse with over 4000 sq.ft. of accommodation and set in approximately 3 acres with views over undulating countryside.

Gowers Farmhouse has a variety of commercial premises and five residential cottages producing a gross income of circa £84,900 per annum. The property is conveniently placed in the sought after village of Stisted, approximately 5 miles north west of Braintree.

- 4 bedroom Victorian farmhouse
- 5 reception rooms & cellar
- En-suite and dressing room to principal bedroom, 2nd en-suite and a family bathroom
- Range of commercial premises and residential cottages
- Approx. 3 acres



The Property

The front door leads you into a welcoming reception hall providing access to all ground floor accommodation. The two principal reception rooms are the drawing room and formal dining room both are well balanced with natural light and both benefit from stunning views across the gardens and open farmland.

The well equipped country style kitchen is set within a central position with an extensive range of fitted wall and base units, Range cooker and a central island unit with a gas hob. One of the many stunning features of Gowers Farm is the orangery which enjoys a vaulted and glazed ceiling. This versatile space provides access through to a boot room and separate utility room. Accessed from the reception hall is a cosy snug with a wood burning stove whilst stairs provide access through into a study. The ground floor concludes with a cloakroom, a secondary kitchen with fitted appliances and access down into an extensive cellar.

The landing has a vaulted ceiling and gives access to four beautiful bedrooms and a family bathroom. Bedroom one is dual aspect with views across the formal gardens and gives access to the dressing room where there are a range of fitted wardrobes. A door from the dressing room leads through into the en-suite where there is a panel bath, wash hand basin, W.C and separate shower. Bedroom two is also dual aspect with fitted wardrobes and door through to the second en-suite facilities which has a shower cubicle, wash hand basin and a W.C. Bedroom three and four are both good size rooms with bedroom three benefitting from a fitted wardrobe. The first floor concludes with the family bathroom comprising of a bath with shower over, wash hand basin and a W.C.









Commercial



Cottages



Residential Cottages

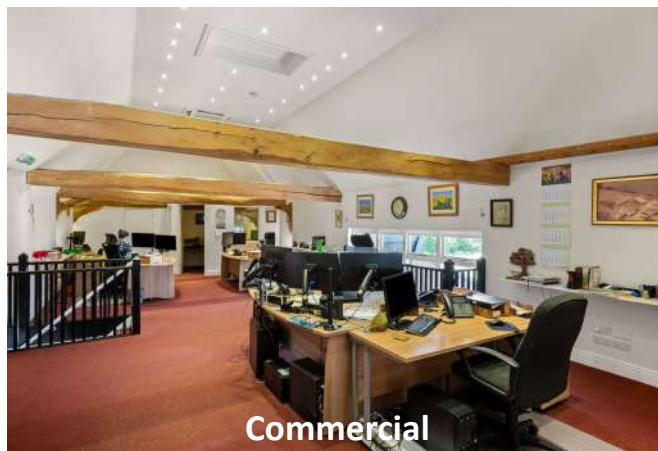
All located to the rear of Gowers Farmhouse comprising various buildings which have been sympathetically converted to 5 self-contained residential cottages, all with the benefit of electric heating. There is a large parking area with space for a minimum of 12 vehicles. The gross income receivable from the properties is circa £33,560 per annum.

Commercial Premises

Immediately to the west of the farmhouse is an attractive gravel courtyard incorporating former farm buildings which have been converted to commercial use and comprise a principal Essex Barn and Middle Barn which adjoins the garaging and stable to Gowers Farmhouse. The Essex Barn is Listed Grade II and is sub-divided into 6 self-contained commercial premises, mainly offices to the ground and part first floor. Adjacent to it is the Middle Barn which again is a traditional Essex Barn arranged as Workshops and external WCs and Solar Room. The net income receivable from the premises currently is £51,340 per annum.

Access to both the commercial premises and residential cottages is provided through the Courtyard.

Further detailed information on rental schedules and EPC's can be found in our data room which is available upon request.





Outside

The beautifully maintained private grounds lie principally to the east of the house enjoying extensive lawned area with well stocked flower beds. Various paths lead to the vegetable and soft fruit garden. There is a potting shed and access to the paddock which enjoys its own separate vehicular access. Adjacent to the garden with the road is a delightful pond screened by cast iron railings. Outbuildings include stable, tack room and garaging.

Location

The picturesque village of Stisted is situated between Braintree town and the medieval market town of Coggeshall. Stisted offers a village hall which is the base for several clubs and associations, Stisted C of E Voluntary Aided Primary School, several public footpaths offering lovely countryside walks.

Coggeshall is a popular medieval town with a variety of shops serving day to day needs, excellent restaurants and antique shops.

Educational facilities are provided by the aforementioned as well as Absolute Angels Kindergarten Nursery and the highly regarded Honeywood Secondary School. Stisted village is bypassed by the A120 which leads to Colchester to the East and to the West, the newly improved A120 gives fast access to Stansted and M11. The nearest train stations are at either Braintree, Witham or Kelvedon and have a regular service to London Liverpool Street with a journey time of approximately 40 minutes.

Directions

Please use the postcode CM77 8AZ for SatNav.

Important Information

Services - We understand that mains water and electricity are connected to the property with submeters in place for all let properties.

We understand the property benefits from excellent broadband connection.

Foul Drainage - The property has the benefit of two separate Klargesters, one serving the commercial premises and the other the farmhouse and residential cottages.

Solar Panels - Located on the roof of the commercial premises are solar panels installed by the vendors.

There are two EV charge points, one 7kW and one 22kW

Tenure - Freehold

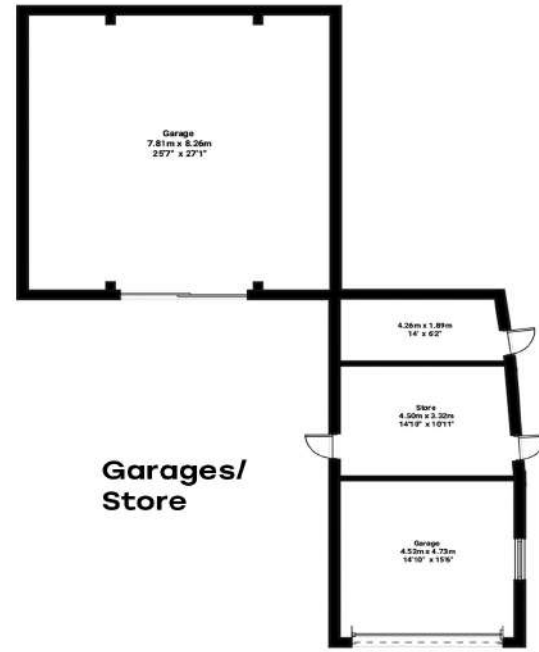
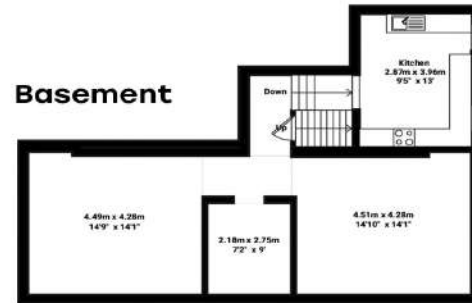
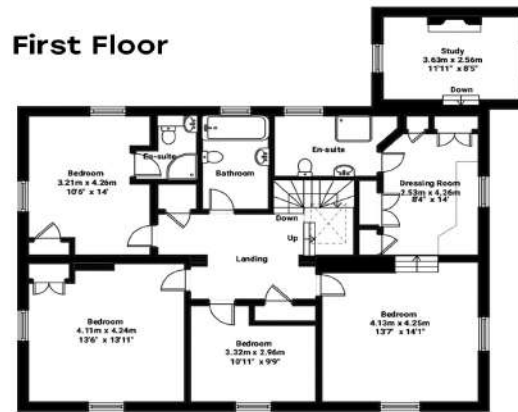
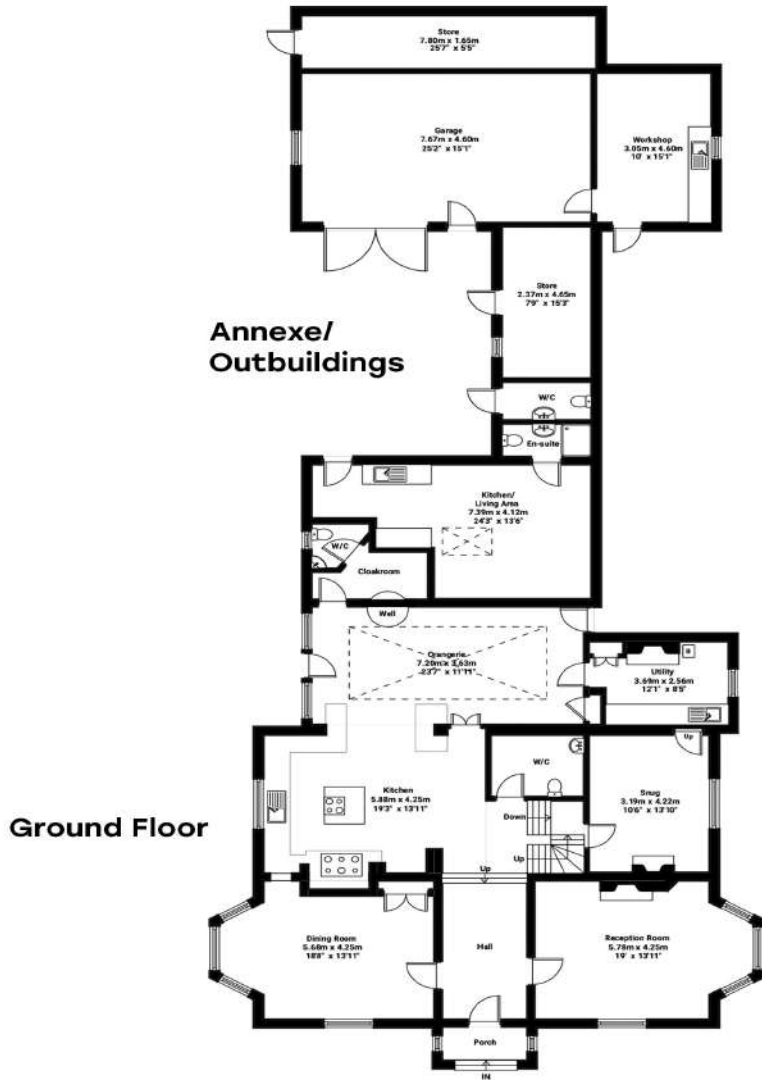
Council Tax Bands:

House- G	EPC rating - E
Annexe - A	EPC rating - D
The Granary - A	EPC rating - E
The Loft - A	EPC rating - E
The Orchard - A	EPC rating - E
The Stable - A	EPC rating - E

Internal viewing is strictly by appointment only.

Fenn Wright- 01376 516464

Nicholas Percival-01206 563222



**TOTAL APPROXIMATE FLOOR AREA:
5653.9 sq ft (525.26 sq mt)**

Gowers Farmhouse

Illustration for identification purposes only. Measurements are approximate and not to scale.



**NP NICHOLAS
PERCIVAL**

Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

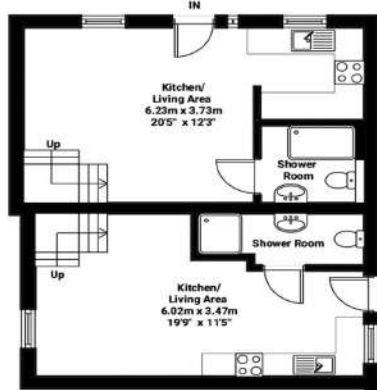
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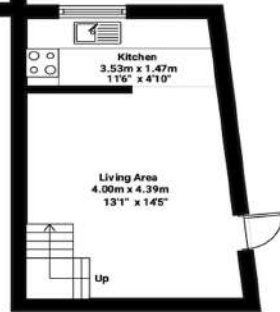


**TOTAL APPROXIMATE FLOOR AREA:
2584.4 sq ft (240.1 sq mt)**

**Granary
Ground Floor**

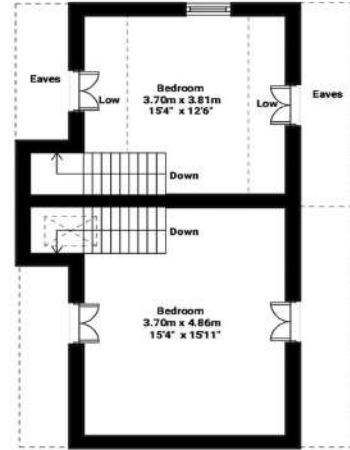


**Loft
Ground Floor**

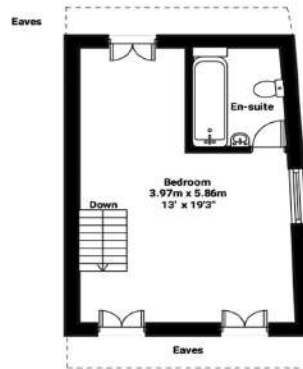


**Stables
Ground Floor**

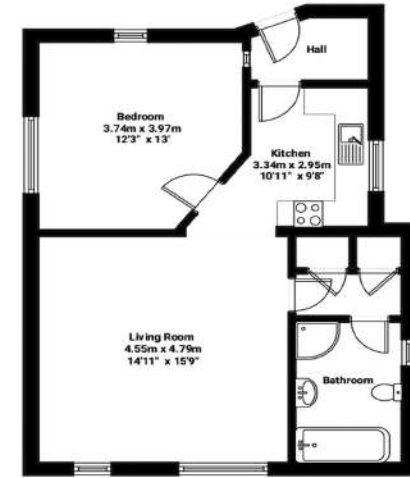
**Granary
First Floor**



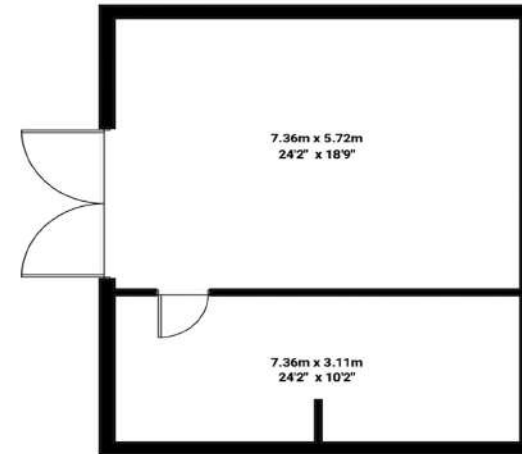
**Loft
First Floor**



**Stables
First Floor**



Orchard



**Orchard
Garage**



North

**NP NICHOLAS
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The Cottages

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Consumer Protection Regulations 2008

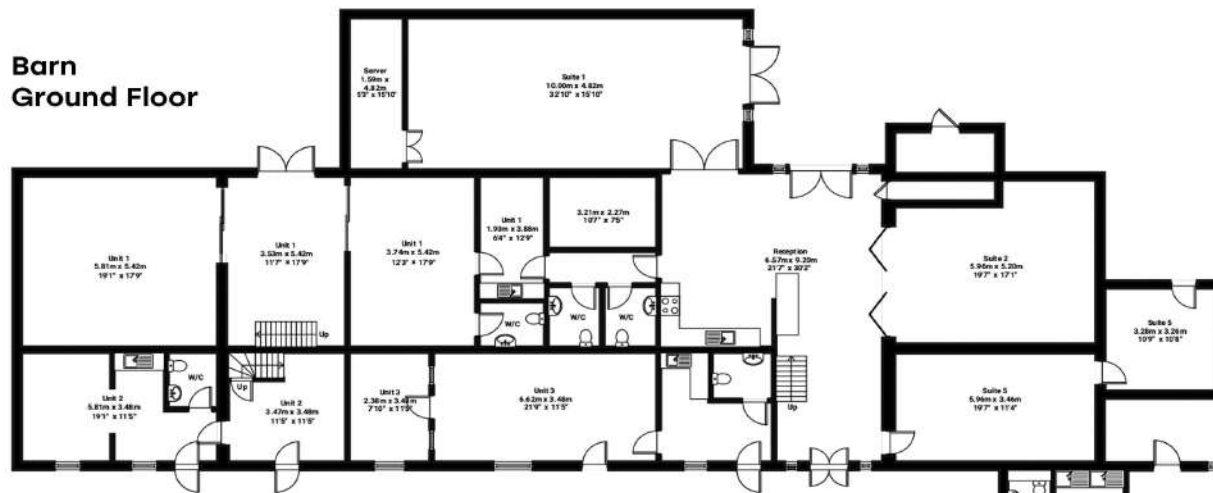
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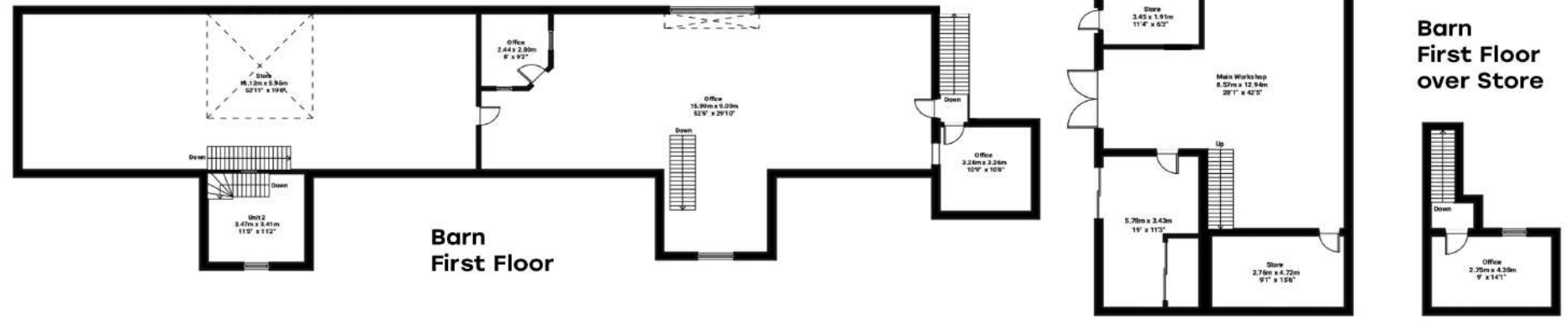
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**Barn
Ground Floor**



**Barn
First Floor
over Store**



**TOTAL APPROXIMATE FLOOR AREA:
7714.6 sq ft (716.71 sq mt)**

Commercial Premises

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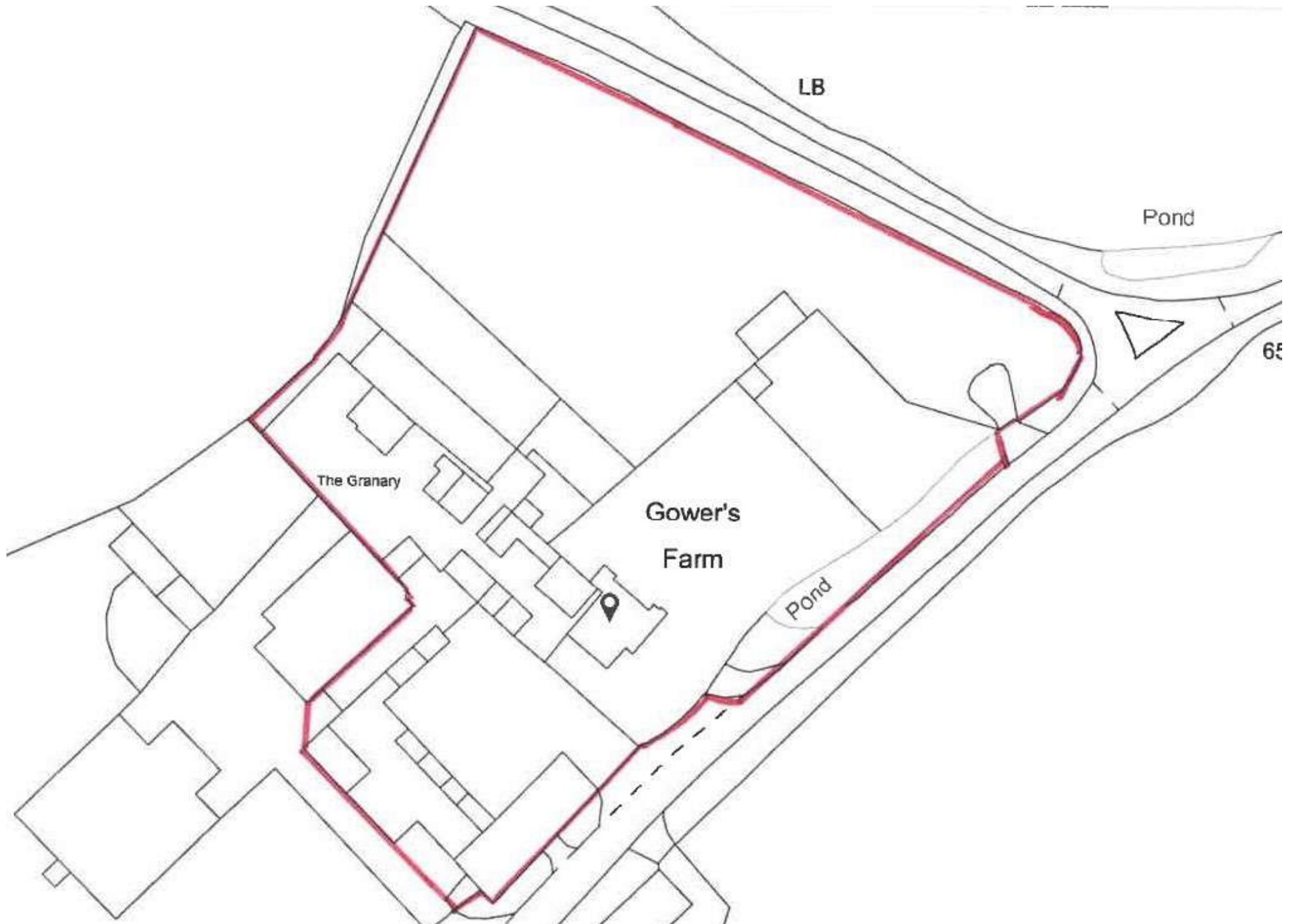
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