



Theydon Garnon, Epping, CM16

BUTLER & STAG



A 16th Century Detached Essex Barn, recently converted to an exacting standard and set in 1.3 acres of its own grounds and historic woodland.



- 16th Century Detached Barn Conversion
- Stunning Throughout
- Three Car Oak Framed Garage
- Five Bedrooms/Three Bathrooms
- Private Bespoke Gated Access
- Large Heated Outdoor Swimming Pool

North Barn can be found at the end of a private tree lined lane, you are then welcomed by a private driveway with ample parking to the front of the property including a three-car oak framed garage.

North Barn is a very individual property that has been meticulously improved to modern day living and has a total of over 5100 sq feet and over 3000 sq feet on the ground floor.

This stunning c.1600 detached barn conversion has been completely renovated and remodelled to the highest of specifications with its accommodation arranged over three floors. The entrance hall has a vaulted glass roof, which is central to the property. Leading from here you will find the very large open plan kitchen/breakfast & sitting room which is over 50' long with a double height vaulted ceiling and a kitchen island with fully fitted units. Off the kitchen is the separate dining room with bi-fold double glazed doors that opens onto the rear garden with far reaching views across open farmland. Then into a useful utility room with separate WC.

Turning left as you come into the entrance hall you walk into a reception room, currently used as a games room with a grey bespoke Versailles panel floor and a double sided log burning stove, there are then two further reception rooms both offering adaptable living space with one currently used as a study and the cinema room.

The first floor comprises a master suite, with en-suite bathroom having an attractive brass roll top bath and a separate dressing room built into the eaves. There are two further bedrooms each split over two floors with the first bedroom having a study area on the ground floor and the bedroom area on the mezzanine level. The other has the bedroom also has a dressing room with a tv/chill-out space on the







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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.