



THE BLACK BARN

Colne Engaine | Essex



Chapman Stickels

THE BLACK BARN STATION ROAD COLNE ENGAINE ESSEX, CO6 2ES

Marks Tey Station - 8 miles
Colchester Station - 12 miles
Braintree - 9.5 miles

- Open plan kitchen / living / dining room • Pantry •
 - Utility room • Plant room • Store •
- Three double bedrooms (with one ensuite) •
 - Enclosed front garden • Parking •
 - Triple bay cart lodge •

The Property

Located centrally within this small bespoke development which are constructed by award winning developers Maple builders, The Black Barn is to be partly built from reclaimed materials from a former timber framed agricultural barn, which probably dates from the mid-18th century. As such, the completed dwelling will have an external finish of black weatherboarding and Flemish bond brick elevations under a double pitch roof of pantiles and slate to the rear.

This attractive barn style home will be finished to the very highest specifications, and internally the core of the accommodation will provide extensive open plan living via a full-width kitchen / dining room which will flow into the front living area.

The northern end will provide three double bedrooms, with one ensuite and a bathroom.

The main external area consists of an enclosed south-west facing front garden with a former cattle stall

TO PURCHASE OFF-PLAN - AN INDIVIDUAL SINGLE STOREY DWELLING FINISHED TO A TRADITIONAL BARN STYLE, TOGETHER WITH ENCLOSED FRONT GARDEN, PARKING AND A TRIPLE BAY CART LODGE



providing three storage bays. Ample off-road parking will be set to the property's entrance.

Offered to the market off-plan, purchasers involved at an appropriate construction stage will be able to liaise with the developer to influence finish and fittings. The properties are offered with the benefit of a 10-year warranty.

Location

Coppins Yard is the original farmyard to the neighbouring Brook Farm, offering a small collection of up to six new homes and barn conversions, each with their own individual character and high standard finishes. Colne Engine is situated within the Colne Valley on the north Essex border and is a highly sought-after rural farming village. There is the award-winning Five Bells pub & restaurant, village shop, a historic church and village hall, as well as a C of E Primary School. The local area offers some exceptional country walks and Earls Colne lies approximately one mile away, offering more amenities and traditional shops as well as Colne Valley Golf Course.

Services

Mains water and electricity, Air source heat pump system, integrated photovoltaic solar panels. External electric car charging points.

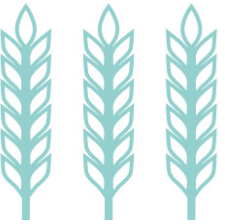
Local Authority and Council Tax

Braintree District Council. Band TBC (2024)

Guide Price

£595,000





MAPLE™
Developments
Ltd

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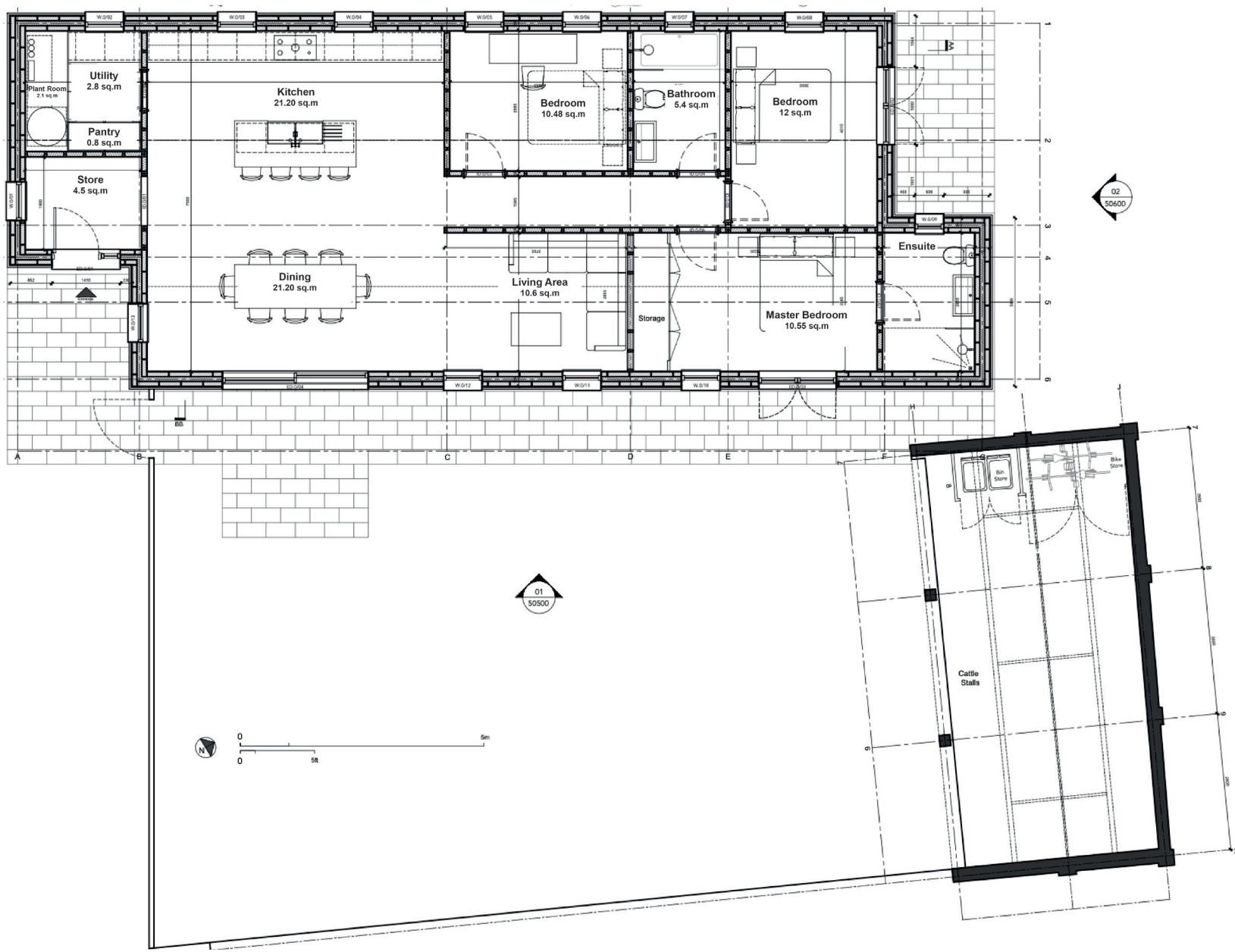
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