



THE BLACK BARN

Colne | Engaine | Essex



Chapman Sticks

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 • Utility room •
- Three double bedrooms (with one ensuite) •
- Enclosed front garden • Off-road parking •
- Triple bay cart lodge •

The Property

Located centrally within this small bespoke development constructed by award winning developers Maple builders, The Black Barn is built from reclaimed materials from a former timber framed agricultural barn, which probably dates from the mid-18th century. As such, the completed dwelling has 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 is finished to the very highest specifications, and internally the core of the accommodation provides extensive open plan living via a full-width kitchen / dining room which flows into the front living area.

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

The main external area consists of an enclosed south-east facing front garden with a former cattle stall providing three storage bays. Off-road parking for 2 vehicles and an additional visitor space are set to the property's entrance.

Agent's Note

1. The property benefits from a 10-year build warranty.
2. The flooring is to be luxury vinyl tiles, with the bedrooms benefitting from carpets. Please note

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



that the attached images are virtually staged. The flooring and worktops are not yet fitted.

Location

Coppins Yard is the original farmyard to the neighbouring Brook Farm, offering a small collection of individual new homes and barn conversions, each with their own individual character and high standard finishes. Colne Engaine 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 point.

Local Authority and Council Tax
Braintree District Council
Band TBC (2024)

EPC
TBC



Station Road, Colne Engine, CO6 2ES

Approximate Floor Area

Main House - 1270 sq. ft / 118.02 sq. m

Cart Lodge - 407 sq. ft / 37.83 sq. m

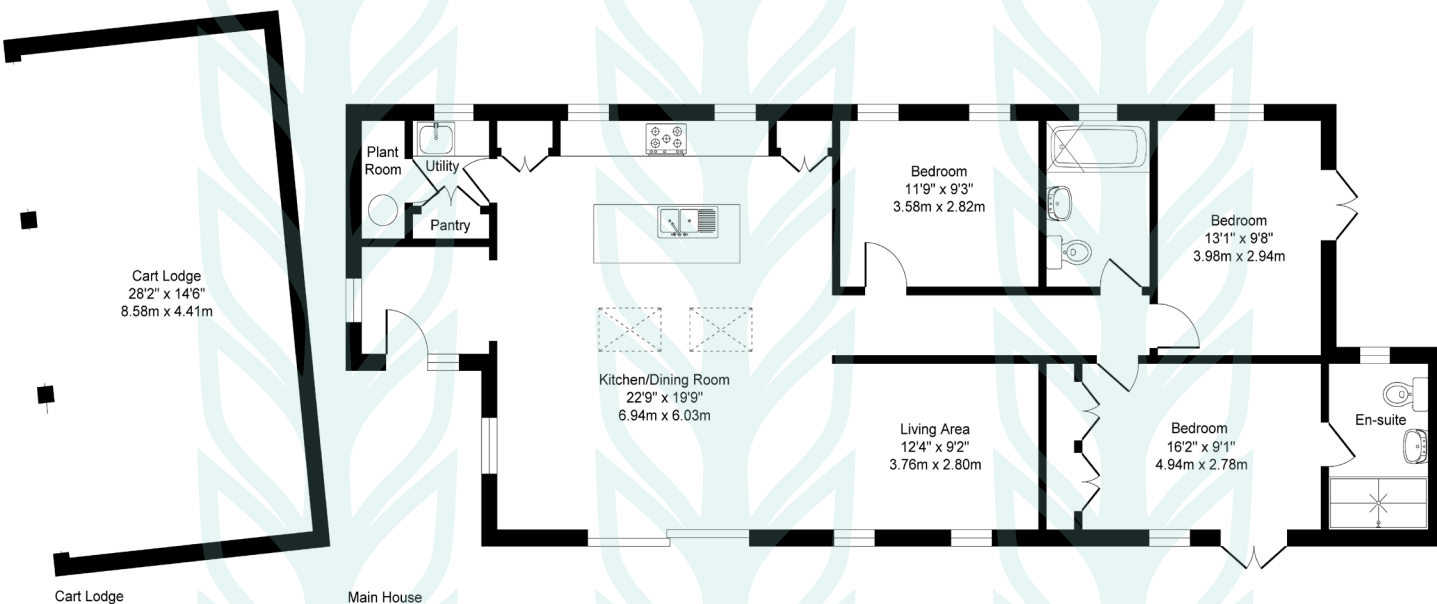


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Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



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