

# Molmans Barn, Tilegate Road

Magdalen Laver, Ongar

Guide Price £1,750,000

Council Tax band: G

Tenure: Freehold

- Beautiful Grade II listed barn conversion
- In region of 1.5 acres of grounds (STLS)
- Gated driveway with triple garage and carport / cart shed
- Vaulted double height reception room with inglenook fireplace
- Handcrafted shaker kitchen with separate utility room
- Four double bedrooms – three with en-suites
- Short drive to the M11
- Potential to extend





### Entrance

### Kitchen / Dining Room

23' 4" x 20' 9" (7.11m x 6.32m)

### Utility Room

8' 10" x 6' 7" (2.70m x 2.00m)

### Reception room

32' 3" x 15' 10" (9.83m x 4.83m)

### Office/ Mezzanine

15' 11" x 15' 5" (4.85m x 4.70m)

### Bedroom 1

15' 8" x 14' 11" (4.78m x 4.55m)

### Dressing area

### En-suite shower room

### Bedroom 3

13' 3" x 10' 5" (4.04m x 3.18m)

### En-suite shower room

### Bathroom

### Lounge

21' 5" x 12' 5" (6.53m x 3.78m)

Currently set up as annexe

### Dining Room

Currently set up as annexe

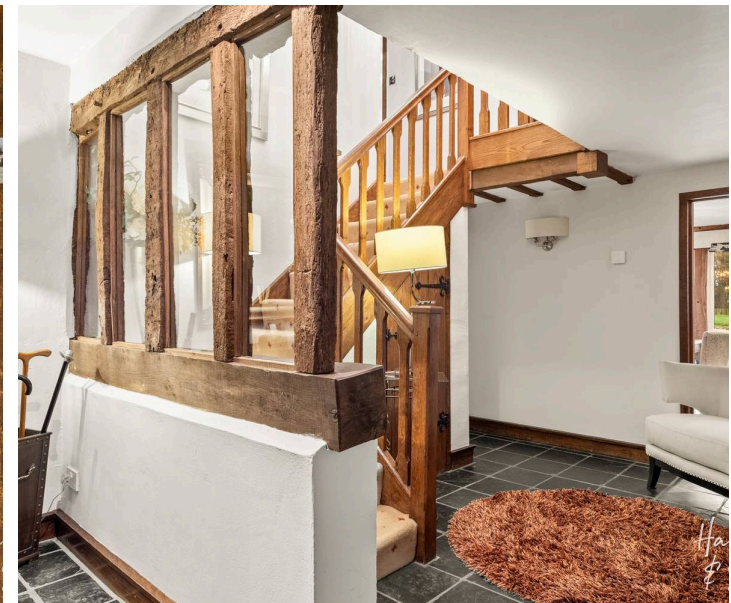
### Bedroom Four

13' 11" x 13' 5" (4.24m x 4.09m)

### En-suite bathroom

### Reception/Music Room

11' 5" x 8' 4" (3.48m x 2.54m)











Total area: approx. 324.8 sq. metres (3496.0 sq. feet)

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