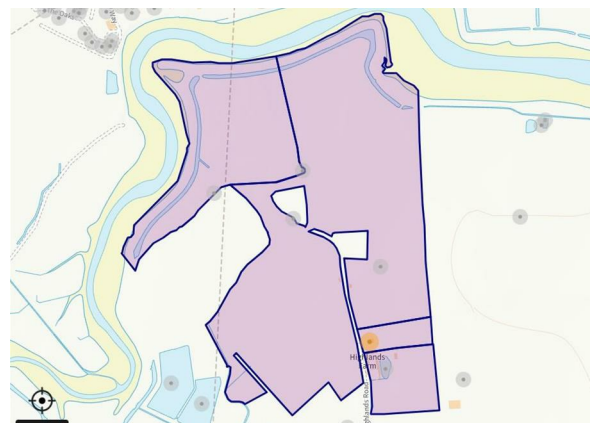


Highlands Farm Highlands Road, Rawreth, Wickford, SS11
8TL
Guide Price £2,500,000

bear
Estate Agents



Guide Price £2,500,00-£2,750,000

Nestled in the serene location of Highlands Road, Rawreth, Wickford, Bear Estate Agents is thrilled to present this exceptional 102-acre farm. This picturesque property offers a sense of tranquillity and seclusion, making it a perfect retreat from the hustle and bustle of everyday life.

As you enter through the grand gated entrance, you are greeted by a sprawling estate that includes twenty-one stables, a private lake, five barns, an office, workshop, and a charming tea/tackroom. The property also features a menage, providing ample space for various activities and hobbies.

The main house, a detached property, is in impeccable condition and boasts three to four double bedrooms. The highlight of the house is the open-plan kitchen-living area with a stunning oak vaulted rear extension, offering panoramic views of the lush grounds and a well-kept storage yard. There is parking for numerous vehicles. There is a slate tiled entrance and covered storm porch leading into the entrance hall.

With two reception rooms, three bedrooms, and three bathrooms, this property provides ample space for comfortable living. The floor is made of wood, with a smooth ceiling and inset spotlights. A double WC and a central mounted towel rail.

With gated entrance providing an enclosed area flanked a small lake (currently stocked with Carp) providing parking for larger vehicles. The main house contains a range of equestrian facilities, with its extensive facilities catering to horses and riders. The property also presents a significant business opportunity for those looking to expand their business prospects within the equestrian industry.

STABLE BLOCK
Consisting of three blocks with corrugated asbestos roof, with internal/external lighting and CCTV security surveillance. Please be advised that viewing arrangements may require a minimum of 1½ hours to fully explore and absorb the beauty of the property. Facing onto the entrance drive is a storage building to the rear of the second stable yard measuring 18'6" deep x approximately 45' consisting a workshop/store and two further storage units.

Don't miss out on the chance to own this one-of-a-kind home set on a breathtaking 102-acre plot. Contact Bear Estate Agents today to arrange a viewing and step into a world of endless possibilities and natural beauty.

Five bay gated entrance, leading to more formal hardstand/tarmac area providing parking for many vehicles to include HGV/horsebox etc. Within this yard is an:

OPEN FRONTED POLE BARN
57' x 30'
With 16' average roof height.

TWO STABLE BLOCKS
Consisting:

TIMBER CONSTRUCTED STABLE BLOCK
With overhang, power and light connected, consisting three 12' x 12' boxes.

TRADITIONAL STABLE BLOCK
This is an attractive Essex Barn converted into three sizeable stables, approximately 15ft square to include an old manger and some super period beams. The roof height would accommodate a first floor mezzanine floor. We would suggest that this building could be converted into some form of ancillary/leisure accommodation (subject to appropriate authority approval), outside tap.

The outbuildings on their own equate to over 8000+ sqft , not including further out buildings with plans passed or main house.

There are three portions of land which are owned by a charity which a rent of £220 is encored to the charity yearly .

Entrance Hall
21'7" x 6'4"
The entrance hall is entered via solid wood, obscure doors. There is an open arch leading into the lounge, kitchen, dining area, potential for under stairs storage, double doors leading into the lounge and doors leading into bedroom four/utility area/annex.

Lounge
19'6" x 13'1"
Double glazed windows to the front and side aspect, a feature brick fireplace with an inset log burner, smooth ceilings with central ceiling light, herringbone floors, radiators, plenty of power points, AV points and smooth ceilings.

Kitchen/Lounge/Diner
26'5" x 24'2"
High quality tiled floors throughout with underfloor heating, double glazing to three aspects, vaulted rear extension with solid wood beams and inset double glazing with 180 degree views over the farm.

Lounge
Smooth ceilings with inset spotlights, underfloor heating and AV points.

Kitchen
The kitchen comprises a range of white top and base units with a roll top work surface, a central Dekton island with breakfast bar, inbuilt five ring BORA induction hob and an inset butler stainless steel sink with handheld tap attachment.

Utility
9'9" x 8'3"
This room has a stable door leading out to the side aspect, external patio area, tiled floors, half tile walls around, radiators, underfloor heating, plenty of power points, white top and base units with a roll top work surface, inbuilt stainless steel butler sink with two lever taps and space for white goods, space for a freestanding American style fridge/ freezer and a door leading to a toilet.

WC
6'7" x 4'7"
Into the toilet this has potential to become a shower room due to the size. There is double glazed windows to the rear, wall mounted sink, toilet, bidet, wash, under floor heating, with a smooth ceiling and inset spotlights, a double WC and a central mounted towel rail.

First Floor Landing
First floor Gate pole barn also presents a significant business opportunity for those looking to expand their business doors to bedrooms, bathroom and loft.

Master Bedroom
Double glazed windows to the side and front aspect, bespoke fitted floor to ceiling storage, space for a superking bed, carpeting throughout, smooth ceilings with coving to ceiling edge and inset spotlights, radiators, AV points and potential for more storage.

Main Bathroom
9'6" x 8'9"
This consists of a four -piece suite, double glazed windows to the front, panelled curved bath with handheld shower attachments and waterfall tap, wall -mounted heated towel rail, smooth ceilings with inset spotlights, dual flush WC, walk -in shower and a wall mounted sink.

Bedroom Two
Double glazed windows to the side and rear aspect, overlooking the grounds and equestrian facilities, radiator, underfloor heating, plenty of power points, potential for built -in storage to one wall, smooth ceilings, coving to ceiling edge and an open en -suite.

Bedroom Three
Carpeted, power points, radiator, smooth ceilings, walk-in shower with rainfall shower head, hand wash basin and a double glazed window overlooking fields.

Ensuite
13'1" x 11'5"
The en -suite has tiled floors, built in extractor, walk in shower and wall mounted sink with mirror.

Farm/Equestrian Buildings
An extensive range that is mainly set round two concrete yards and includes;

Workshop and tea/tack room 18.4m x 6.1m. A four-bay concrete portal framed building with part block walls, external weatherboard cladding and a corrugated asbestos roof. One bay has been converted to create a tack room and tea room a further bay is a workshop with the remaining two bays being used as storage, access to which is through a roller shutter door.

Farm Office (5.0m x 2.5m) of timber construction and cladding.
The first yard comprises:
Stables - an L shape range comprising two stable blocks (20.3m x 3.8m and 25.2m x 3.6m). The buildings are of timber frame construction with weatherboard cladding. There are in total 12 stables and two tack rooms. All of the stables have concrete floors.

The second yard includes the following:
Stables (14.7m x 5.2m) - a timber framed building believed to be in excess of 300 years old comprising a block of four stables and tack room.

Stable blocks 3 and 4 (3.8m x 7.2m and 3.8m x 11.2m). Two further timber frame and weatherboard clad blocks providing a further 5 stables.
Hay Barn 1 (20.3m x 9.4m) - an open-fronted four bay pole barn with concrete floor concrete floor and profile sheet steel cladding and roof.

Pole Barn - 14.5m x 7.1m. Open-fronted four bay pole barn with a corrugated iron roof.

Manège - 40.0m x 20.0m. An all-weather floodlit manège with sand and chopped tyre surface.

A CCTV system has been installed to cover the entrance and buildings.

Please note further permission has been granted for a further two buildings on the property. Please enquire within for more details.

Tenant Land
It will be noted from the plan in the particulars that there are two areas of land which are not owned which fall within the boundaries of the farm. The ownership of this land is held by a third party and rented by the vendors on an unwritten informal arrangement. Further information is available from the vendors agents on request.





Garden Room

Agents Note:

Additionally, please be aware that buyers will need to provide sufficient proof of sale or proof of funds to Bear Estate Agents for a formal viewing. We also request that you allow an hour and a half to see the entire property, including the grounds and outbuildings.

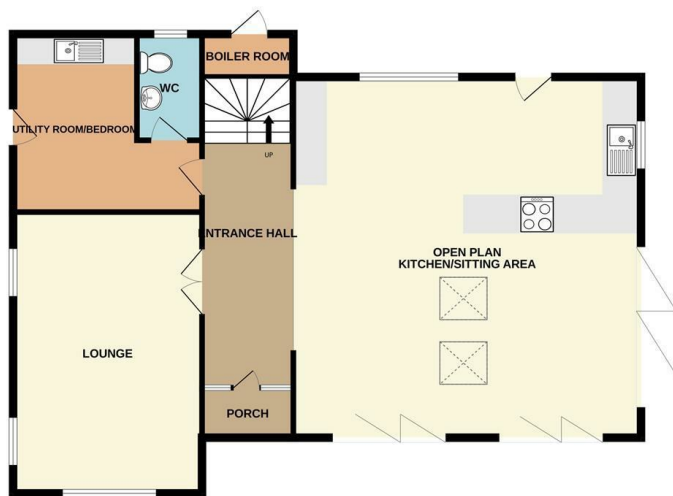


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GROUND FLOOR
 1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
 771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |