



COBBLERS GREEN, FELSTED

GUIDE PRICE – £1,500,000

- MAGNIFICENT BARN CONVERSION
- HUGE KITCHEN/DINING FAMILY AREA
- MEZZANINE SEATING AREA
- BULTHAUP KITCHEN
- SUITED BEDROOMS
- WALKING DISTANCE TO FELSTED SCHOOL
- ANNEX WITH OWN PATIO
- MOAT WITH FEATURE BRIDGE
- FANTASTIC LOCATION

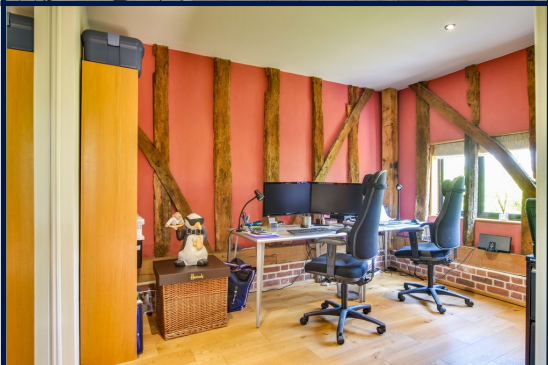
A truly unique and beautiful contemporary moated barn conversion lovingly converted to an exceptional standard by the current owners. With vaulted ceilings, far reaching views of the large rear garden and farmland beyond, as well as being in close proximity to the Felsted village centre and schooling.

Comprising of a large kitchen diner area with a Bulthaup fitted kitchen and breakfast bar, all suited bedrooms, rain self-closing electric rooflights, huge living area including a tranquil mezzanine seating area, downstairs cloakroom, garaging block supplying parking for 2 vehicles, 1 bedroom annex with bi-fold glazed French doors to its own patio, magnificent lawns and feature bridge straddling a moat with well stocked gardens surrounding.













A stone pathway leading to fully glazed entrance hall stylishly linking the old to the new parts of the barn, with glazed door to front and further glazed door to patio and rear garden and access to rooms.

Living Room 24'6" x 19'6"

With windows to the rear aspect, built-in Ligne Roset storage unit, Dru Circo LPG fire with remote, Silentgliss electric curtain track with remote, wooden flooring, stairway to

Mezzanine Sitting Area 13'6" x 10'0"

A beautifully tranquil area with window to side and views across the gardens and countryside.

Huge Kitchen/Dining/Family Area Approx 39'x 14'

Approached via double doors from the lounge, A beautiful room, with door and windows to patio area and wonderful views onto gardens, stone flooring, a vaulted triple height ceiling, large glazed window to front, with electric blind. With rain self-closing window and remote.

Bulthaup fitted kitchen

This high specification kitchen incorporates an array of eye and base level cupboards and drawer units with full stainless steel work surfaces, incorporating: -

Gaggenau –

Wine cabinet

Microwave

Ceramic induction hob

Steam oven

Oven and warming drawer

Leicht island unit incorporating sink, Sub Zero freezer drawers

Falmec extractor

Miele dishwasher

Fisher & Paykel fridge freezer

Separate utility cupboard with recess and plumbing for washer and dryer

Lobby

With turn staircase to first floor landing, separate pedestrian access to secondary patio area and door to;

Inner Lobby (entrance to bedroom suite 3 – Currently used as an office).

With double opening doors to a facilities cupboard housing Aquaboost iBoost V200 buffer with pump, MSS alarm and CCTV systems, Vaillant LPG boiler and water softener,

Bedroom Suite 3 – 12'9" x 10'

A sliding pocket door opening on to bedroom 3/Office with window to side, built in wardrobes with hanging rails and shelving, inset ceiling downlighters, wooden flooring.

Shower Room

Comprising of tiled flooring, fully glazed shower cubicle, Laufen Riva washlet with remote, stylised wash hand basin, window to side with blind, inset ceiling downlighters.

Stairs to First floor

Principal Bedroom Suite - 14'3" x 12'2"

A beautiful, vaulted room with windows to side, Bulthaup drawers with quartz top, steps up to a dressing area with vaulted ceiling and roof light, his/hers fully glazed built-in wardrobes with hanging rail and shelving, access to eaves storage, electric rooflight in bedroom with rain sensor self-closing, electric blind and remote, further double opening doors to;

Vaulted Principal Suite Bathroom

With free standing bath, fully glazed shower cubicle, wash hand basin with integrated storage beneath, further built in shelves and access to eaves storage, electric rooflight with rain self-closing and remote, Toto Neorest washlet with remote.

From the Entrance Hall there is a sliding pocket door to:

Downstairs Cloakroom

With close coupled WC with integrated flush, stylised pedestal wash hand basin, ceiling lighting, extractor fan.

Bedroom Suite 2 11'8" x 10'7"

A beautiful, vaulted room with windows on two aspects, built-in wardrobes with hanging rail and shelving, pocket sliding door to;

En-suite Bath/Shower Room

With a vaulted ceiling incorporating a Duravit 'Mirrorwall' built-in double vanity unit, jacuzzi bath with mood lighting, Laufen Riva washlet with remote, Villeroy & Boch Steamcube, feature heated towel rail, electric rooflight with rain sensor self-closing and remote, tiled flooring, window with blind to front.

Garden Annex and Garaging Block

Approached via an electric sliding gate supplying parking for 2 vehicles, further built-in garden storage and boiler room, light and electrics supplied, discrete mains supply in Garden store for future EV charger installation and door to.

Annex 16'8" x 14'10"

Situated in a stunning, tranquil location, with vaulted ceilings opening electric rooflight with rain sensor self-closing, electric blind and remote, fully glazed bi-fold French doors opening onto its own patio with beautiful views across gardens, moat and farmland beyond, door to

Ensuite

Comprising a glazed shower cubicle, electric rooflight with rain sensor self-closing and remote, wall mounted WC, wall mounted wash hand basin and heated towel rail.

The Approach

Beretun Barn is a moated property enjoying a plot approaching an acre with stunning mature gardens. Approached via a small lane giving onward foot access to Felsted village. It truly is a wonderful location.

The Gardens

Approaching an acre incorporating a natural fed moat which is well planted and stocked, magnificent lawns (there is a borehole with pump to provide free water for irrigation and topping-up moat). A stunning architectural bridge straddles the moat giving access to further lawned areas, mature trees, a natural fed well, mature rockeries and planted beds, beautiful views back onto the main house. Enclosed via mature hedging.

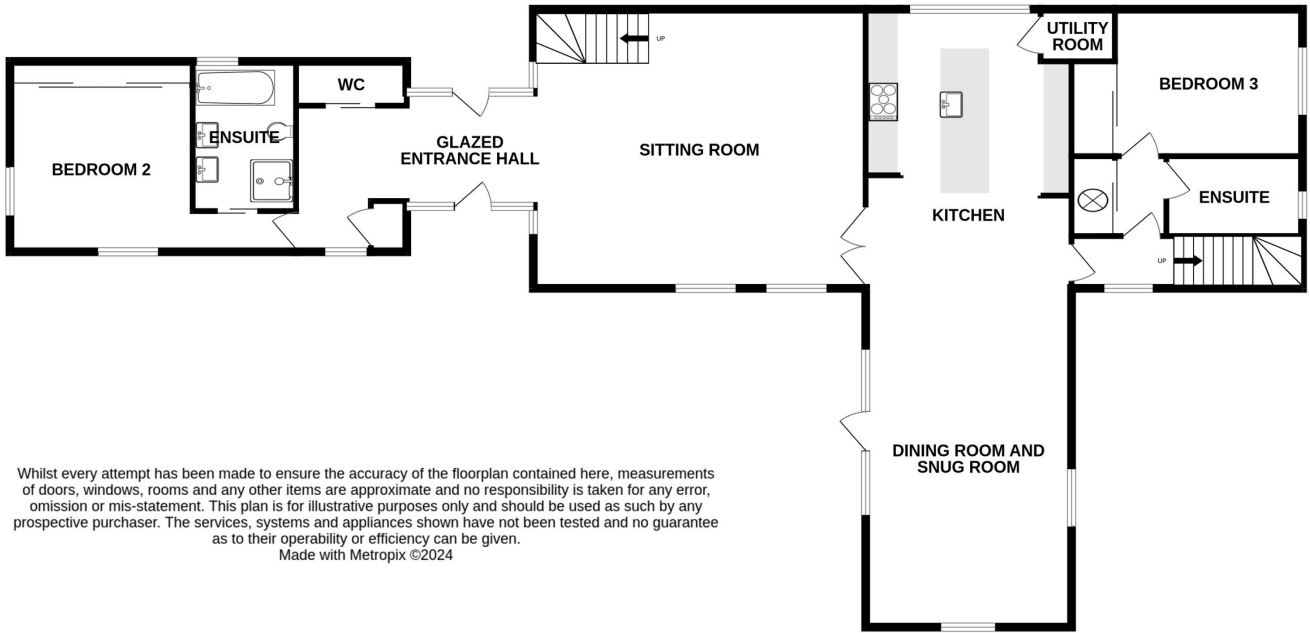
Relaxation and Entertaining

To the rear of the property there is a beautifully private patio with a 'Bright A Blind' pagoda with electric opening louvre roof, sunscreens, heaters and lights, Elementi LPG fire pit, Grillstream LPG barbeque, outside water and electric points can also be found in abundance, the property has benefits of ornamental lighting throughout the exterior, an alarm system, security lighting to the sides.

EPC:

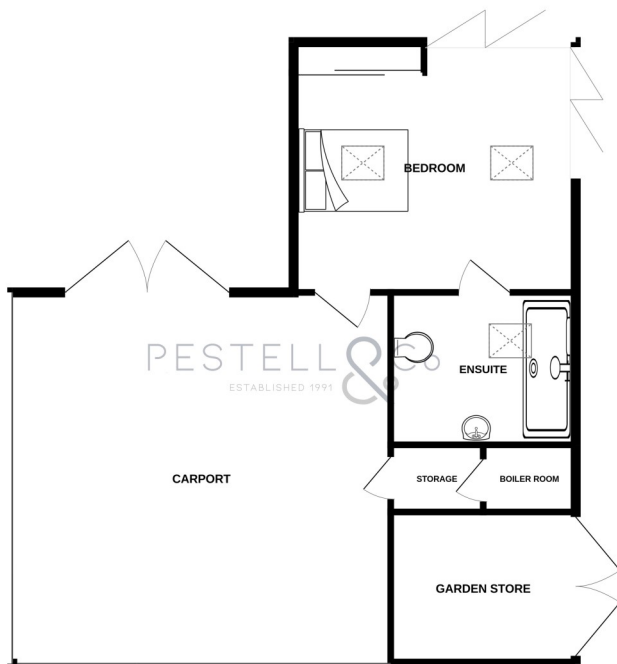
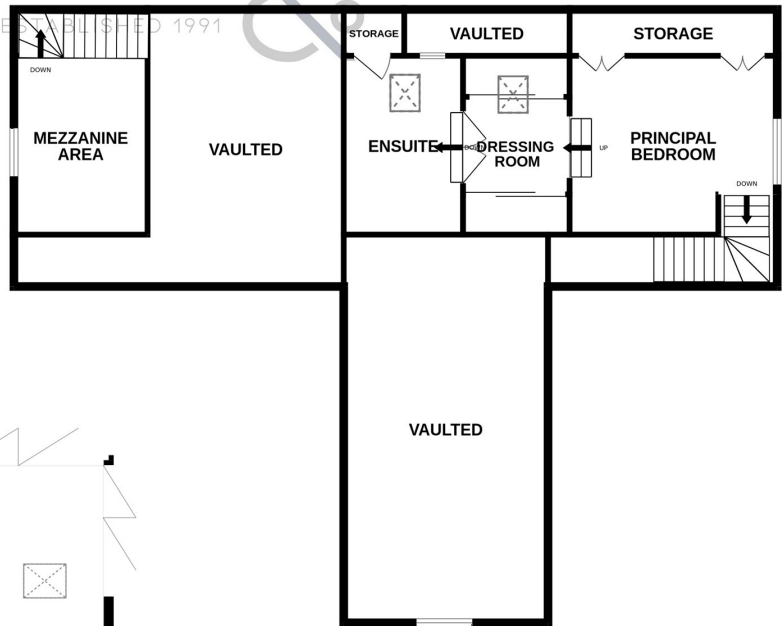
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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1ST FLOOR



GENERAL REMARKS & STIPULATIONS

Cobblers Green is located in the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village and the prestigious Bishop Stortford College is approximately 20 mins away. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes distant.

DIRECTIONS



FULL PROPERTY ADDRESS

Beretun Farm, Cobblers Green, Felsted, Dunmow,
Essex, CM6 3LX

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, private drainage and
mains water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?