



COBBLERS GREEN, FELSTED  
RENTAL: £3,950 PCM

4/5 BEDROOM STUNNING PERIOD FARMHOUSE | MASTER BEDROOM WITH EN-SUITE | LARGE NEWLY FITTED KITCHEN  
SEPARATE UTILITY ROOM | LIVING ROOM WITH INGLENOOK FIREPLACE | SEPARATE DINING ROOM | EXPOSED TIMBERS  
DOUBLE CART LODGE AND PARKING FOR NUMEROUS VEHICLES  
MAGNIFICENT GARDENS WITH POND AND WORKING GRILL HOUSE  
GARDENER INCLUDED | STUNNING QUIET RURAL LOCATION

## THE PROPERTY

A fantastic, period farmhouse situated in a beautiful rural location. It offers versatile accommodation with two staircases to the property accessing either end of the house and is in excellent decorative order throughout. It boasts magnificent gardens with a pond and working grill house, plus a huge paved area ideal for entertaining. The property is situated on a quiet lane and offers parking for numerous vehicles.



ENTRANCE HALL

LIVING ROOM

(21'0" X 13'4")

DINING ROOM

(17' MAX X 17'9")

KITCHEN

(17' MAX X 17'9")

INNER HALLWAY

UTILITY ROOM

CLOAKROOM

HOME OFFICE/  
BEDROOM 5

(16'4" X 11'3")





LANDING & DRESSING ROOM FOR  
MASTER SUITE

MASTER BEDROOM

(13'5" X 14'5") WITH EN-SUITE

BEDROOM 2 (17'3" X 12'9")

BEDROOM 3 (12'8" X 9'8")

BEDROOM 4 (10' X 12'5")



Front door opening into:

ENTRANCE HALL

With door to:

LIVING ROOM (21 X 13.4)

With windows to side and rear aspects, multi-fuel burner, turned staircase to first floor and master bedroom suite and double opening French doors to:

DINING ROOM (17 MAX X 17.9)

A large room with magnificent inglenook fireplace with solid fuel burner, door to inner lobby and further door through to:

KITCHEN (17 MAX X 13.3)

Comprising an array of eye and base level cupboards and drawers, truly impressive Wolf range oven with 6 ring hob, further gas grill and hot plate with large extractor fan over, integrated Miele dishwasher, utility cupboard housing boiler and hot water system and door to:

INNER HALLWAY

With two large storage cupboards giving further access to a large pantry housing American style plumbed in fridge freezer and further door to:

UTILITY ROOM

With window to front, Miele appliances included and separate WC.

From the living room there is a further hallway giving access to a separate wing of the property which could be used as Bedroom 5. It has a vaulted ceiling and an adjacent shower room. Alternatively, it would make an excellent home office or children's playroom.

There are two staircases to the property accessing either end of the house.

HALL STAIRCASE

Leading to:

LANDING AND DRESSING ROOM FOR MASTER SUITE (13.5 X 14.5)

With a good-sized bedroom with beautiful views beyond and further access to a wonderful en-suite shower and bathroom with his and hers wash hand basins.

Agents Note:

There is a door from the Master Bedroom accessing:

BEDROOM 2 (17.3 X 12.9)

With windows to both front and rear.

Agents Note:

This room can also be accessed independently from the second staircase as can all three other bedrooms.

BEDROOM 3 (12.8 X 9.8)

With triple glazed aspect giving wonderful views and large built-in wardrobes.

BEDROOM 4 (10.6 X 12.5)

A vaulted room with windows to front and side and built-in storage.

BATHROOM

With integrated shower over and suite that serves these three bedrooms.



## OUTSIDE

The property is approached via an extremely quiet lane with an electric gate giving access to a newly laid driveway with double cart lodge supplying covered parking. There is also parking for numerous vehicles on the driveway. There are several pedestrian entrances into the house, front is laid to lawn and hedging but undoubtedly one of the main features is the magnificent garden with mature trees, a fantastic pond frequented by water fowl, a huge paved terrace area ideal for entertaining and magnificent garden beyond which is retained by mature hedging and fencing. There is also a working grill house in the garden which is of a log construction with a working grill, cowhide door and seating. A truly fine, rare example of something which would be much enjoyed.

### Agents Note:

The property enjoys the benefits of a gardener, has been completely refurbished throughout with new kitchen, bathrooms, heating, plumbing, electrics etc and the main village of Felsted is but a short, safe walk away or a hop by car to enjoy Felsted's excellent facilities and renowned independent schooling.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

# Energy Performance Certificate

Potash Farm, Cobblers Green, Felsted, DUNMOW, CM6 3LX

**Dwelling type:** Detached house  
**Date of assessment:** 08 July 2020  
**Date of certificate:** 10 July 2020  
**Reference number:** 8710-6023-9830-6928-5202  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 236 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,270</b>
<b>Over 3 years you could save</b>	<b>£ 231</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 378 over 3 years	
Heating	£ 5,229 over 3 years	£ 5,238 over 3 years	
Hot Water	£ 663 over 3 years	£ 423 over 3 years	
<b>Totals</b>	<b>£ 6,270</b>	<b>£ 6,039</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient • lower running costs

Current	Potential
51	58

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 231
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,029

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## THE LOCATION

Potash Farm is located close to the popular village of Felsted offering schooling and all your day to day needs. The nearby town of Great Dunmow with further schooling, shops and restaurants. The A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

GENERAL REMARKS & STIPULATIONS

Folio R28856

FULL ADDRESS

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

SERVICES

Mains electricity, mains water . Independent underground tank installation for gas & sewerage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

COUNCIL TAX BAND

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VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?