



PRIORS HALL FARM, LINDSELL

TO LET – OFFERS OVER £3,700PCM

- 4 BEDROOM DETACHED FAMILY HOME
- HIGH SPECIFICATION INCLUDING UNDERFLOOR HEATING
- IMPRESSIVE DOUBLE HEIGHT AND GLAZED ENTRANCE HALL
- CONTEMPORARY KITCHEN DINER
- LARGE LIVING ROOM & HOME OFFICE
- UTILITY ROOM
- BEDROOM 1 WITH FITTED WARDROBES AND EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- LARGE REAR GARDEN
- OFF STREET PARKING & GARAGE
- RURAL VILLAGE LOCATION

Built with a high level of detail and specification, this barn style detached family home located in the peaceful rural village of Lindsell offers versatile accommodation comprising of an impressive double height and glazed entrance hall, contemporary kitchen diner with separate utility, large living room, home office and ground floor cloakroom. The first floor offers four bedrooms of which bedroom 1 enjoys built-in wardrobes and a luxury en-suite to match the beautiful family bathroom. Externally, the property enjoys ample off street parking, a garage and a large rear garden with entertaining patio.





With a double height glazed entrance with twin doors opening into;

Entrance Hall

With stairs rising to first floor landing, with oak and glazed balustrade, double height vaulted ceiling, ceiling lighting, Amtico herringbone grey oak effect luxury flooring with underfloor heating, large storage cupboard, doors to rooms;

Kitchen Diner 19' 11" x 19' 11" (6.07m x 6.07m)

With kitchen area comprising an array of eye and base level contemporary cupboards and drawers, with stone worksurface and splashback, 1 1/2 bowl composite under sink unit with worksurface integrated drainer and Quooker instant hot water mixer tap, Siemens induction hob with contemporary extractor fan over, integrated Siemens oven and combination oven, twin integrated fridge freezer, integrated dishwasher, insert ceiling down lighting and ceiling lighting, smoke alarm, power points, windows to both front and rear aspects, Amtico herringbone grey oak effect luxury flooring with underfloor heating, door to;

Utility room

With matching low level work station with stone effect laminate worksurface and splashback, composite single sink with mixer tap over, free standing washing machine and tumble dryer, insert ceiling down lighting, access to loft, smoke alarm, glazed door to rear garden, Amtico herringbone grey oak effect luxury flooring with underfloor heating.

Home Office 10'10" x 9'3" (3.3m x 2.82m)

With window to front, ceiling lighting, fitted carpet with under floor heating, telephone and power points.

Living Room 19'11" x 12'4" (6.07m x 3.76m)

With windows to both front and rear aspects, ceiling lighting, TV and power points, fitted carpet with underfloor heating.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, half tiled surround, obscure window to rear, insert ceiling down lighting, extractor fan, Amtico herringbone grey oak effect luxury flooring with underfloor heating.

First Floor Galleried Landing

With ceiling lighting, power points, oak and glazed balustrade, windows to both front and rear aspects, wall mounted radiator, doors to rooms.

Bedroom 1 - 19'11" x 11'8" (6.07m x 3.56m)

With window to front, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet, built-in wardrobe with hanging rail and shelving, door to;

Ensuite

Comprising a contemporary walk-in shower with fully tiled and glazed surround and integrated twin head shower, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, fully tiled surround, electric wall mounted vanity mirror, electric shaving point, insert ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring.

Bedroom 2 - 12'1" x 10'6" (3.68m x 3.2m)

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 - 13'3" x 9'3" (4.04m x 2.82m)

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 4 - 10'0" x 9'3" (3.05m x 2.82m)

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a four piece suite of free standing 'D' shaped bath with wall integrated mixer tap, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, fully tiled and glazed shower cubicle with integrated twin head shower, insert ceiling down lighting, extractor fan, obscure window to rear, electric wall mounted vanity mirror, electric shaving point, wall mounted heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached by a shingle driveway with large lawn and planted flower beds, supplying ample off street parking and access to garage, pathway leading to impressive entrance and side gate leading to;

Rear Garden

Laid primarily to lawn with entertaining patio retained by close boarded fencing and brick wall.



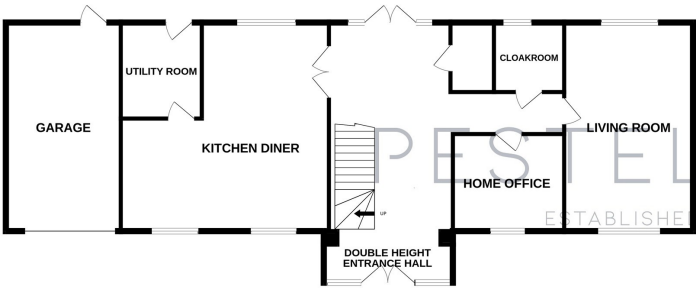
DETAILS

EPC

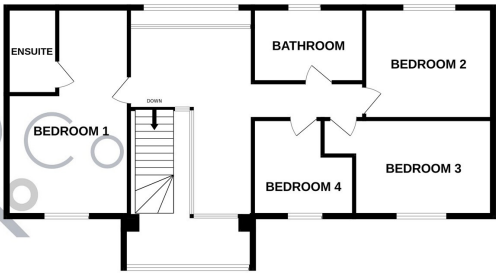
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1447 sq.ft. (134.4 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2484 sq.ft. (230.8 sq.m.) approx.

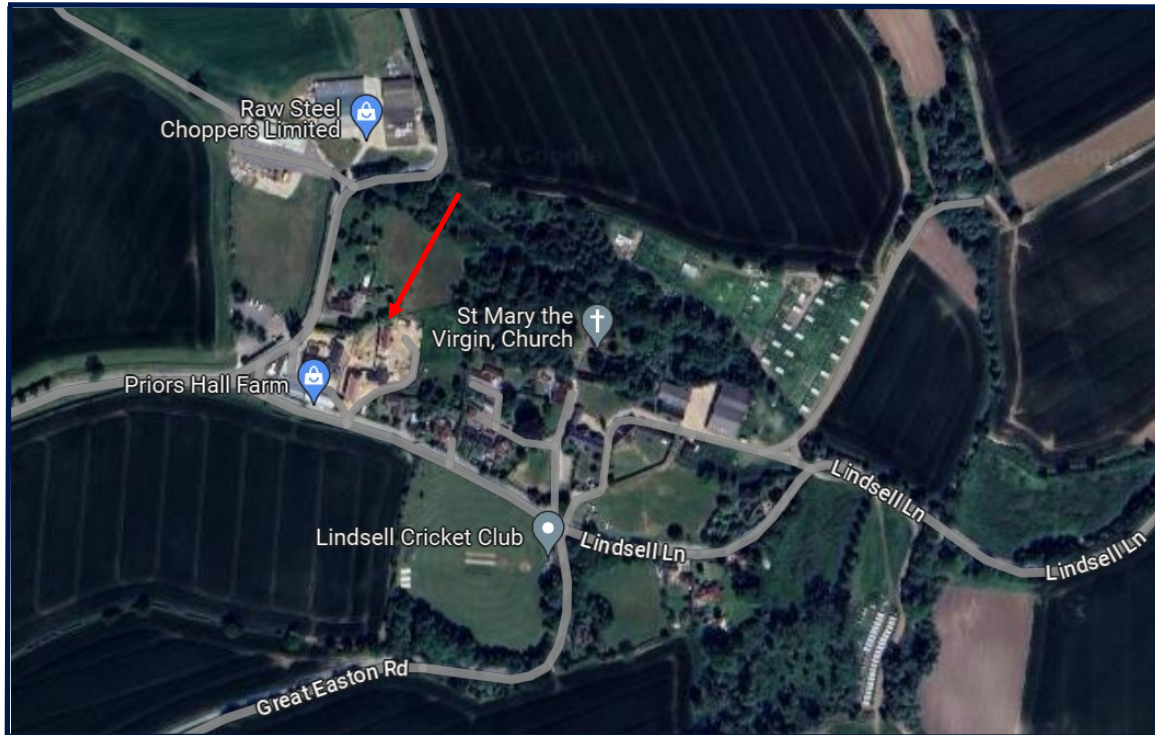
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GENERAL REMARKS & STIPULATIONS

Priors Hall Farm is located in the village of Lindsell that offers a village cricket club and St Mary's Church. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

Oak Barn, Priors Hall Farm, Lindsell, Essex
CM6 3QR

COUNCIL TAX BAND

Band F

SERVICES

Air source heat pump, private drainage, mains
water and electric

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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