



# PESTELL & Co

ESTABLISHED 1991



DUNMOW ROAD, FELSTED  
GUIDE PRICE: £1,475,000

5 BEDROOM DETACHED GRADE 2 LISTED FARMHOUSE | MAGNIFICENT  
KITCHEN BREAKFAST ROOM | SITTING ROOM | MASTER BEDROOM  
WITH EN-SUITE | 66FT BARN WITH PLANNING PERMISSION | DOWNSTAIRS  
WET ROOM | STUNNING VAULTED ORANGERY WITH UNDER FLOOR  
HEATING | HIGH SPECIFICATION FIXTURES AND FITTINGS | EXCELLENT  
DECORATIVE ORDER THROUGHOUT | DOUBLE CAR PORT | OFF STREET  
PARKING FOR MULTIPLE VEHICLES | APPROXIMATELY 4 ACRES OF LAND  
IN TOTAL | Paddock APPROXIMATELY 3 ACRES | SNOOKER ROOM  
STUNNING FARMLAND VIEWS

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

An extremely well presented five bedroom detached farmhouse offering spacious and versatile living accommodation. Finished to an extremely high standard throughout, the property boasts a large living room, a magnificent vaulted orangery with under floor heating, stunning kitchen breakfast room, sitting room, dining room, separate utility and downstairs wet room.

Externally the property offers a double car port, driveway parking for multiple vehicles, a sixty six foot Barn with planning permission for a single dwelling, swimming pool, snooker room, tractor shed, decked entertaining area and around four acres of land.

Viewing of this property is highly recommended.



ENTRANCE PORCH  
ENTRANCE HALL  
SITTING ROOM 14'4" X 12'0"  
DINING ROOM 14'4" X 12'0"  
INNER HALLWAY  
MAGNIFICENT KITCHEN  
BREAKFAST ROOM 22'9" X 18'9"  
ORANGERY 20'2" X 17'0"  
LIVING ROOM 20'1" X 20'1"  
WET ROOM  
UTILITY ROOM





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





FIRST FLOOR LANDING  
MASTER BEDROOM 20'1" X 20'1"  
EN-SUITE  
BEDROOM 2 14'7" X 10'2"







BEDROOM 3 14'4" X 10'0"

BEDROOM 4 10'10" X 9'4"

BEDROOM 5 10'2 X 9'5

EAVES STORAGE

FAMILY BATHROOM



With solid oak timber door with obscure glazed opening into:

#### ENTRANCE PORCH

With ornate tiled flooring, ceiling lighting, windows to both sides and a glazed Georgian style door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, under stairs storage cupboard, further cupboard housing fuse board, exposed timbers to ceiling. Doors to rooms.

#### SITTING ROOM – 14'4" X 12'0"

With large inglenook fireplace with oak bressummer over, an array of exposed timbers to both walls and ceiling, window to front overlooking front entrance and countryside farmland views beyond, wall mounted radiator, fitted carpet, TV and power points.

#### DINING ROOM – 14'4" X 12'0"

With window to front with countryside and farmland views, ceiling lighting, a wealth of exposed timbers to both ceilings and walls, brick built through fireplace, wall mounted radiator, an array of power points and fitted carpet.

#### INNER HALLWAY

A magnificent space not just for linking rooms with Travertine flooring, wall mounted lighting, continuation of the brick built through fireplace, wall mounted radiator, power points, and doors to rooms. Further access to second entrance with door to driveway, carport and utility room .

#### MAGNIFICENT KITCHEN BREAKFAST ROOM – 22'9" X 18'9"

With a beautiful Mark Wilson fitted kitchen comprising an array of eye and base level hand crafted cupboard and drawers with complimentary granite work surface and granite splashback, double under sunk butler sink with mixer tap and work surface integrated drainers, free standing Mercury oven with gas hob, tiled splashback and extractor fan above. Island unit with granite work surface, veg prep under sunk stainless steel sink, mixer tap and integrated work surface drainer, integrated Miele microwave. Integrated dishwasher, recess and power for large twin door fridge freezer, double door pantry store, inset ceiling downlighting, island lighting and further counter top display lighting, Travertine flooring, wall mounted radiator with cover over, an array of TV, telephone and power points and oak bi-folding glazed doors leading through to:

#### ORANGERY – 20'2" X 17'0"

Another stunning room with vaulted glass roof, pendant lighting, further inset ceiling pelmet lighting, glazed on two aspects with doors leading out to rear decking, formal garden and swimming pool, Travertine flooring with underfloor heating, large storage cupboard with lighting, an array of power points and French doors opening into:

#### LIVING ROOM – 20'1" X 20'1"

With brick built inglenook fireplace with oak bressummer, windows and French doors on two aspects leading out to entertaining decking, patio and swimming pool beyond, ceiling lighting, wall mounted radiator, fitted carpet, oak engineered flooring and TV, telephone and power points.

#### WET ROOM

Comprising a fully tiled wet area including a twin head integrated shower, close coupled WC, vanity mounted wash hand basin, inset ceiling downlighting, contemporary wall mounted radiator, obscure window to rear and tiled flooring.

#### UTILITY ROOM

An array of eye and base level cupboards with granite effect rolled work surface, under sunk butler sink with mixer tap, recess, power and plumbing for both washing machine and tumble dryer, further recess and power for fridge freezer, power points, ceiling lighting and stable door and window leading out to rear garden.

#### FIRST FLOOR LANDING

With ceiling lighting, smoke alarm, exposed timbers to walls and ceiling, fitted carpet, power points and doors to rooms.

#### MASTER BEDROOM – 20'1" X 20'1"

With windows to three aspects overlooking the paddock, ceiling lighting, wall mounted radiator, fitted carpet, an array of TV and power points and door into:



## EN-SUITE

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower above, tiled and glazed screen surround, close coupled WC, wall mounted wash hand basin with mixer tap, half tiled surround, ceiling lighting, window to side, electric shaving point, wall mounted radiator and fitted carpet.

## BEDROOM 2 – 14'7" X 10'2"

With window to front overlooking countryside views, wall to wall built-in wardrobes with hanging rail, shelving, power points, TV points and linen cupboard housing pressurised hot water cylinder, wall mounted radiator, exposed timbers to ceiling, ceiling lighting, built-in bedside cabinets, power points and fitted carpet.

## BEDROOM 3 – 14'4" X 10'0"

With windows to front overlooking countryside views, built-in wardrobes with shelving and hanging rails, ornate fireplace, wall mounted radiator, wall mounted TV point, power points and fitted carpet.

## BEDROOM 4 – 10'10" X 9'4"

With windows to both side and rear aspects, wall mounted radiator, ceiling lighting, an array of power points and fitted carpet.

## BEDROOM 5 – 10'2" X 9'5"

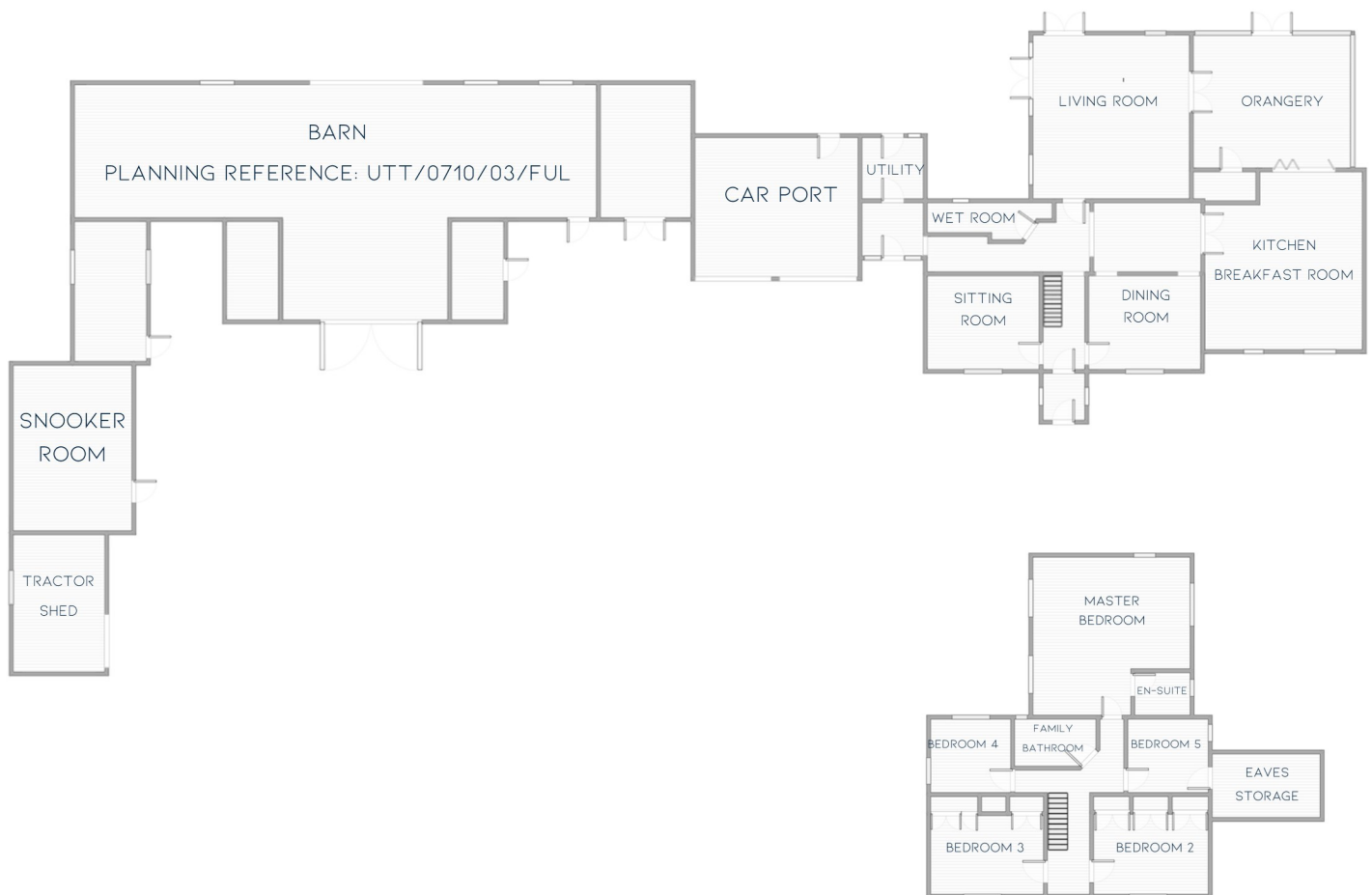
With window to side, ceiling lighting, TV, telephone and power points and fitted carpet. This room is currently set up as a home office with doorway access into:

## EAVES STORAGE – 13'8" X 8'1"

Boarded with lighting and also houses aerial point and fuse board.

## FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower, full tiled and glazed screen surround, obscure window to rear, feature lightwell, close coupled WC, vanity mounted wash hand basin with mixer tap above and storage under, electric shaving point, extractor fan, ceiling lighting, chromium heated towel rail and tiled flooring.



## OUTSIDE

The front of the property is approached via a private single-track tarmacadam road from the B1256 supplying access to an electric telephone entry 5-bar gate opening into:

### SHINGLE DRIVEWAY

Supplying off street parking for numerous vehicles and supplying further access to double carport with outside lighting and doorway through to rear garden and further 5-bar gate to farm courtyard.

### REAR ENTERTAINING FORMAL GARDEN

A beautifully private area laid to decking, patio and swimming pool with outside lighting points and formal planting and pathways leading to further children's play area.

### REAR Paddock

Approximately 3 acres laid to lawn and retained by a variety of mature trees.

### APPROVED BUILDING CONVERSION

An ornate timber framed barn has both front and rear access and has a stunning array of timbers, currently with planning permission reference UTT/0710/03/FUL to convert into a two-bedroom dwelling but with space for a four-bedroom dwelling STPP. There are further ancillary buildings for storage and tractor storage, all with power.

### FARM COURTYARD

Laid to gravel with external lighting and access to the numerous barns, with one of them currently converted into:

### SNOOKER ROOM

With power and lighting and fitted carpet.











## THE LOCATION

The property is situated at the end of a no through lane supplying access to only this property and farmland yet enjoying local amenities, shops/services and popular local schools at Felsted and Great Dunmow within a 5 minute drive. Additionally, Freeport Shopping Village and Chelmsford City Centre are within close proximity, as is the A120 and M11 supplying access to Cambridge and London. Stansted Airport is easily accessible and mainline rail links to London Liverpool Street are located in Chelmsford, Bishop's Stortford and Stansted Airport.



GENERAL REMARKS &  
STIPULATIONS

Folio 3222

FULL ADDRESS

Straits Farm, Dunmow Road, Felsted, CM6 3LE

SERVICES

Oil fired central heating, electric and private drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band G

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

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?