



**Country House: Brentwood**

**Monthly £3,200**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Arnold's Farmhouse is a Grade II listed country house set within the heart of the Brentwood Countryside, set within a site of a former mansion house dating from the 17th Century, with several original features still remaining throughout, including the remains of a moat and horse-shoe shaped pond.

The former mansion is said to have housed the High Sheriff of Essex and the Director of the East India Company. Benefitting from extensive living accommodation, a private shingle drive access and outbuildings,

## DETAILS

### HISTORY OF ARNOLD'S FARMHOUSE

Arnold's Farmhouse stands on the site of the former seat of Sir Arnulph de Mountney, a Knight Baronet of King Richard I and head of the Mountney family who came to England with William the Conqueror. The Mountney family gave the name to Mountnessing and Sir Arnulph to Arnolds'.

### LOCATION

Located adjacent to Arnolds Farm Lane, a quiet country lane with surrounding open countryside. Set within a mile of Mountnessing and 3.6

miles of Brentwood. The village of Ingatestone is als 2 miles away.

Arnold's Farmhouse is located within one mile of the A12, providing access to the M25 and M11, Heybridge, Margareting, Brentwood and Chelmsford within a 20 minute drive.

Both Chelmsford and Brentwood offer direct rail links to London within 40 minutes. There are also a number of schools in close proximity, including King Edward VI Grammar School, Chelmsford County High School, Brentwood School and Mountnessing C of E Primary School.

**WHAT3WORDS REFERENCE: ///camp.deputy.shield**

## **THE PROPERTY**

### *Ground Floor*

- Kitchen - (3.04 x 3.06m) - S/G timber casement window to the side, farmhouse tiled floor, cream wooden fittec units with laminate work top, part tiled and part painted walls, electric oven and hob with extractor fan over and built-in storage cupboard.
- Dining Room - (5.74 x 3.68m) - S/G timber sash window, cream painted, farmhouse tiled floor, traditional Aga and stairs to the first floor.
- Utility Room - (3.05 x 1.66m) - S/G Casement timber window to the side, farmhouse tiled floor, stainless steel sink and cupboard unit.
- Study - (3.4 x 3.17m) - S/G timber sash window, carpet, cream painted walls and built-in shelves.
- Reception Room - (4.29 x 5.14m) - Dual aspect with 2 x S/G Timber sash windows with internal wooden shutters, feature fireplace, wall papered walls with internal Butler's Pantry.
- Butler's Pantry - (1.61 x 3.46m) - S/G sash timber window, carpet, wall papered walls, built-in wooden shelf and cupboard units.
- Living Room - (6.49 x 4.88m) - 3 x S/G timber sash windows with internal wooden shutters and shelving, carpet flooring and marble open fireplace.
- Storage Cupboard
- Stairs leading to Cellar - (6.35 x 4.81m) - Electric and concrete floor.

### *First Floor*

- Bedroom 1 - (4.64 x 3.20m max) - S/G timber, sash window & S/G timber casement window, carpet and white painted.
- Bedroom 2 - (3.51 x 3.67m) - S/G timber casement, carpets and wall papered walls.
- Bathroom - (3.67 x 3m) - Laminate flooring, fitted bath, sink, shower cubicle, WC, airing cupboard with shelves, wall papered, tiled and part painted.
- WC - (0.95 x 1.94m) - Carpet, WC, sink with tiled splashback and painted walls.
- Bedroom 3 - (5.06 x 5.86m) - 3 x S/G timber sash windows with secondary glazing, wall papered, carpet, feature fireplace and built-in mirrored wardrobes.
- Bedroom 4 - (6.05 x 5.11m) - Dual aspect with 3 x S/G timber sash windows, carpet flooring, white painted walls with built-in wooden storage unit.

## **EXTERNALLY**

The property is approached via a gravelled drive through a set of farm buildings.

The property is predominately laid to lawn with a number of mature trees and Wysteria.

Horse shoe shaped pond with a weeping willow tree.

Brick built former stable and harness room, with cart lodge acting as a garage and general store.

Timber framed and clad outbuildings with tiled roof.

Outside WC with adjoining storage room.

## **LEGAL NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

## **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

## **COUNCIL TAX BAND**

The property is assessed as Council Tax Band H.

## **EPC**

The property is classed as Band E.

## **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

The Landlord is prepared to offer a Tenancy for five years or more.

## **REFERENCES**

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.