



Farm House: Rawreth

Offers in Region of
£1,700,000

RAYLEIGH OFFICE

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

01268 783377

Highlands Farm extends in total to 7.7 hectares (19.1 acres) and includes a three bedroom farmhouse with extensive farm buildings, 21 stables, outdoor manège and grazing.

Note: A further 24.8 hectares (61.2 acres) of land is available by separate negotiation.

DETAILS

LOCATION

Highlands Farm will appeal to the buyer who sees the potential offered by its assets and location. In a built area of Essex close to the A130 trunk road the farm has an extensive range of buildings some of which are currently used for the purposes of an equestrian enterprise. The property benefits from being rural yet in close proximity to the settlement of Hullbridge.

THE ACCOMMODATION

Highlands farmhouse is a detached brick modern dwelling. In order to enhance the house the current owners have carried out considerable improvements to it.

The accommodation comprises:

A covered porch to the front door leads to the entrance hall with a slate floor with electric under-floor heating.

On the ground floor there is:

- Kitchen/breakfast room with orangery area benefitting from tiled floor, fitted contemporary white units, dekton work surface, fittings for dishwasher and washing machine. A back door leads into the garden. The kitchen incorporates an orangery style area which was built with oak frame and has bi-fold doors.
- The two reception rooms including a lounge with brick fireplace containing a wood burner.
- Utility room – including fitted units, a single bowl stainless sink, plumbing for washing machine, slate tile floors and walls with electric under-floor heating. Stable door to the garden.
- Leading from the utility is a downstairs toilet which again has electric under-floor heating.

On the first floor a good sized landing includes a cupboard with hot water cylinder.

- Master bedroom with fitted cupboards to one wall.
- Bedroom 2 with walk-in shower and wash handbasin.
- Bedroom 3 with an en-suite shower room and wc that has porcelain tiles to walls and floor with under-floor heating.
- Family bathroom. This includes a walk in shower. The bathroom benefits from porcelain wall and floor tiles with under-floor heating.

Outside the house is a large gravel driveway and parking area. The property benefits from a granite patio on the west side along with gazebo. To the north and east is a large garden mainly laid to lawn and with post and rail fencing. Privacy of the house is maintained by close-boarded fencing separating it from the farm buildings and main drive.

FARM BUILDINGS

An extensive range that is mainly set round two yards and includes;

- Workshop and tea/tack room. A four bay concrete portal framed building with part block walls, external weatherboard cladding and a corrugated asbestos roof. One bay has been converted to create a

tack room and tea room a further bay is a workshop with the remaining two bays being used as storage, access to which is through a roller shutter door.

- Farm Office of timber construction and cladding.

The first yard comprises:

- Stables – an L shape range comprising two stable blocks. The buildings are of timber frame construction with weatherboard cladding. There are in total 12 stables and two tack rooms. All of the stables have concrete floors.

The second yard includes the following:

- Stables – a timber framed weatherboard clad Grade II listed building comprising a block of four stables and tack room.
- Stable blocks 3 and 4. Two further timber frame and weatherboard clad blocks providing a further 5 stables.
- Hay Barn 1 (20.30m x 9.45m) – an open-fronted four bay pole barn with concrete floor and corrugated iron roof.
- Hay Barn 2 – a five bay steel framed barn with concrete floor and profile sheet steel cladding and roof of which two bays have been enclosed using roller shutter doors to provide for storage/workshop accommodation.
- Pole Barn – 14.5m x 7.10m. Open-fronted four bay pole barn with a corrugated iron roof.
- Manège – 40m x 20m. An all weather floodlit manège with sand and chopped tyre surface.

LAKE

Adjacent to the farm buildings there is a well-stocked and attractive lake.

GRAZING LAND

The grazing land lies mainly to the west and south of the buildings. It is all laid to grass.

SERVICES

Oil fired central heating, mains water and electricity. Private septic tank drainage.

The property benefits from exceptional broadband - enquire for further details.

TOWN PLANNING

Planning permission was obtained in 2012 for the erection of two farm buildings. The modern hay barn is one of those buildings. Prospective purchaser should take their own advice as to whether permission is consequently extant for the second building that extends to 168m² (1,800 sq ft).

METHOD OF SALE

The property is offered for sale by private treaty

LEGAL

TENURE

The farm is offered for sale with vacant possession on completion save for the liveries. The liveries are all on DIY. There are no written agreements.

SPORTING, MINERALS AND TIMBER

These are included so far as they are owned.

COVENANT, RIGHTS OF WAY AND EASEMENTS

The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi-easements or rights of way whether mentioned in these particulars or not. The property benefits from a right of way over the main farm track which is also subject to rights of way benefitting third party neighbours.

NOTICE

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property or any part of it, or any rights attached to becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition.

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.

