



SCHOOL GREEN FARM

Blackmore End, Essex, CM7 4DS

Guide price £1,100,000

DAVID
BURR





School Green Farm, Blackmore End, Braintree, Essex, CM7 4DS

School Green Farm is an attractive unlisted Essex farmhouse believed to date from the early 17th century with attractive and appealing later additions, the property has been meticulously cared for by the current owners, and is immaculately presented throughout, and enjoys stunning landscaped grounds in a beautiful secluded location. The property is presented to the highest of standards and features the highest quality fixtures throughout to include solid oak Gothic style doors, exposed oak and elm floorboards, cast iron radiators and bespoke handmade kitchen units.

There is an appealing entrance hall which has exposed beams to the walls, attractive herringbone brick work to the floor, views to the front garden and a square arch opening to the principal reception rooms. The sitting room benefits from a dual aspect and is situated to the front of the property and has a large bay with French doors opening to a beautiful south facing entertaining terrace. There is engineered oak flooring, a large red brick fireplace with inset wood burning stove and beams to the walls and ceilings. The snug has a dual aspect and has a bay with French doors leading to a further entertaining terrace overlooking the courtyard, the front window takes in views to the gardens and pond and there is herringbone brick flooring, elm flooring and beams to the walls and ceiling.

A door accesses the kitchen/breakfast room via stone steps and this room forms the heart of the house, it is extensively fitted with a range of bespoke wall and floor mounted units with a mix of granite and hard wood surfaces with a wrap around breakfast bar. The focal point is formed by a cream four oven Aga set within a detailed recess. There is beautiful Cotswold stone to the floor, and the room has a dual aspect with views to both the front and back and appealing beams to the ceiling.

Beyond here is a square oak arch with a step leading to a beautiful dining room which has a dual aspect, elm flooring and an appealing Victorian red brick fireplace with a bread oven to the rear. An attractive half glazed oak door leads to a particularly useful rear lobby/boot room which has Cotswold stone flooring, a vaulted ceiling with attractive brick work on display, and doors leading to an extensively fitted utility room which houses the boiler and has a stable door to the rear courtyard. Adjacent to this is a second utility/pantry which is fitted with the same bespoke units as the kitchen with granite surfaces, and a beautifully appointed downstairs cloak/shower room with an imperial basin on a cast iron stand, a matching WC and a fully tiled corner shower enclosure.

Stairs rise from the lobby to a beautiful split level landing which runs the entire length of the house and has wonderful exposed oak framework on display, oak flooring and two cupboards, one providing storage and one for the hot water cylinder.

The principal bedroom is situated to the front elevation of the property and benefits from a triple aspect, a fully vaulted ceiling with oak beams on display and French doors leading to a Juliet balcony, beyond which are simply stunning views over rolling countryside. A door leads to a beautifully and lavishly appointed ensuite shower room which has his and hers circular sinks, a bidet, matching WC and large walk in tiled shower cubicle. Beyond this a mirrored door accesses a well appointed dressing room which has views to the front garden, and is fully fitted with a range of mirror fronted sliding wardrobes.

The second bedroom is situated to the other end of the property and has a dual aspect, exposed floor boards, an attractive cast iron fire grate, a large wardrobe, and lovely views to the front and rear garden. The third bedroom has views to the front garden and has exposed floorboards and attractive oak framework on display. These two bedrooms are served by beautifully appointed bath/shower room with has travertine flooring, a free standing roll top claw foot bath, matching pedestal wash hand basin and WC, and a fully tiled shower enclosure.

Outside

The property is approached via a drive flanked by neatly clipped hedge which leads to a pair of gates hung on attractive brick piers, beyond this is an extensive area of stone parking, which in turn leads to an extensive array of outbuildings and the triple cart lodge. The grounds of the property are an absolute delight and are distinctly segregated into several areas, and immediately to the front of the house behind a mellow red brick wall is a large expanse of lawn which is interspersed with a variety of specimen trees to include oak and willow. A natural pond provides a focal point for the extensive range of outbuildings, particularly the party barn which has French and bifold doors accessing a wonderful west facing raised terrace which makes it ideal for large family gatherings and entertaining.

Adjacent to this is a further substantial timber barn which is currently used as a studio/craft room and could readily provide other uses subject to any necessary consents being granted. Beyond here are geometrically arranged raised vegetable beds adjacent to which is a large greenhouse.

Immediately to the rear of the property is a large expanse of lawn and a circular entertaining terrace which provides complete privacy and some shade from the afternoon sun. This is flanked by an attractive herbaceous border with slate chipped bedding. A path leads to the rear of the property where there is a substantial sandstone terrace adjacent to which is a feature path with circular centre piece which provides a perfect entertaining space. Beyond this is an attractive brick and flint wall with an opening that leads to a formal garden with two circular box hedges and a circular brick and flint feature providing a focal point.

To the rear of the garden is a further substantial area of lawn which has been planted with a variety of fruit trees and there is a large oak tree on the boundary providing a focal point and some neatly clipped conifer trees. There are further various outbuildings which include workshops and storage buildings and a home office if anybody so wishes. There is a beautiful timber structure with a cedar shingle roof which provides a further outdoor entertaining area and some shade adjacent to the northern border.

In all about 1.31 acres (sts).

The immaculately presented accommodation comprises:

Beautifully presented unlisted farmhouse

Attractive period features

Versatile accommodation

Beautiful bespoke 'AGA' kitchen/breakfast room

Three reception rooms/three bedrooms/three bathrooms

Beautiful landscaped grounds

Party barn/studio barn/home office

Further workshop buildings and triple cart lodge

Secluded location

Location

Blackmore End is a small hamlet surrounded by countryside, the area provides fast access to the popular market towns of Braintree and Halstead with the former providing a commuter rail link to London Liverpool Street. Mainline stations are also located at Witham, 14 miles and Kelvedon 16 miles.

Access

Braintree 5 miles Braintree – Liverpool St 60 mins

Halstead 8 miles Stansted approx. 30 mins

Great Dunmow 12 miles M25 J27 approx. 50 mins

Agents notes:

One of the barns has an asbestos roof, we would advise potential purchasers to seek any necessary professional advice in this regard.

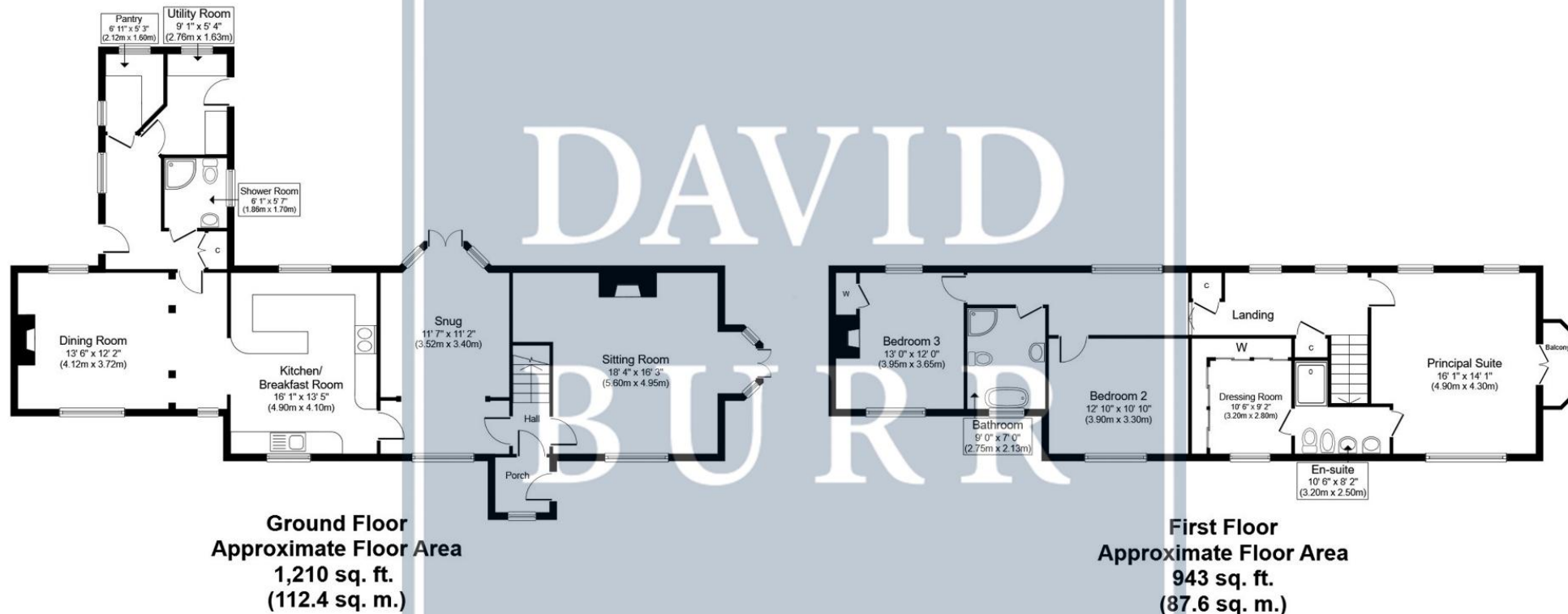
There are two breeze huts in the garden, the vendors inform us they would negotiate separately for these items.

There is potential to convert some of the outbuildings for other purposes, subject to any necessary consents being granted.





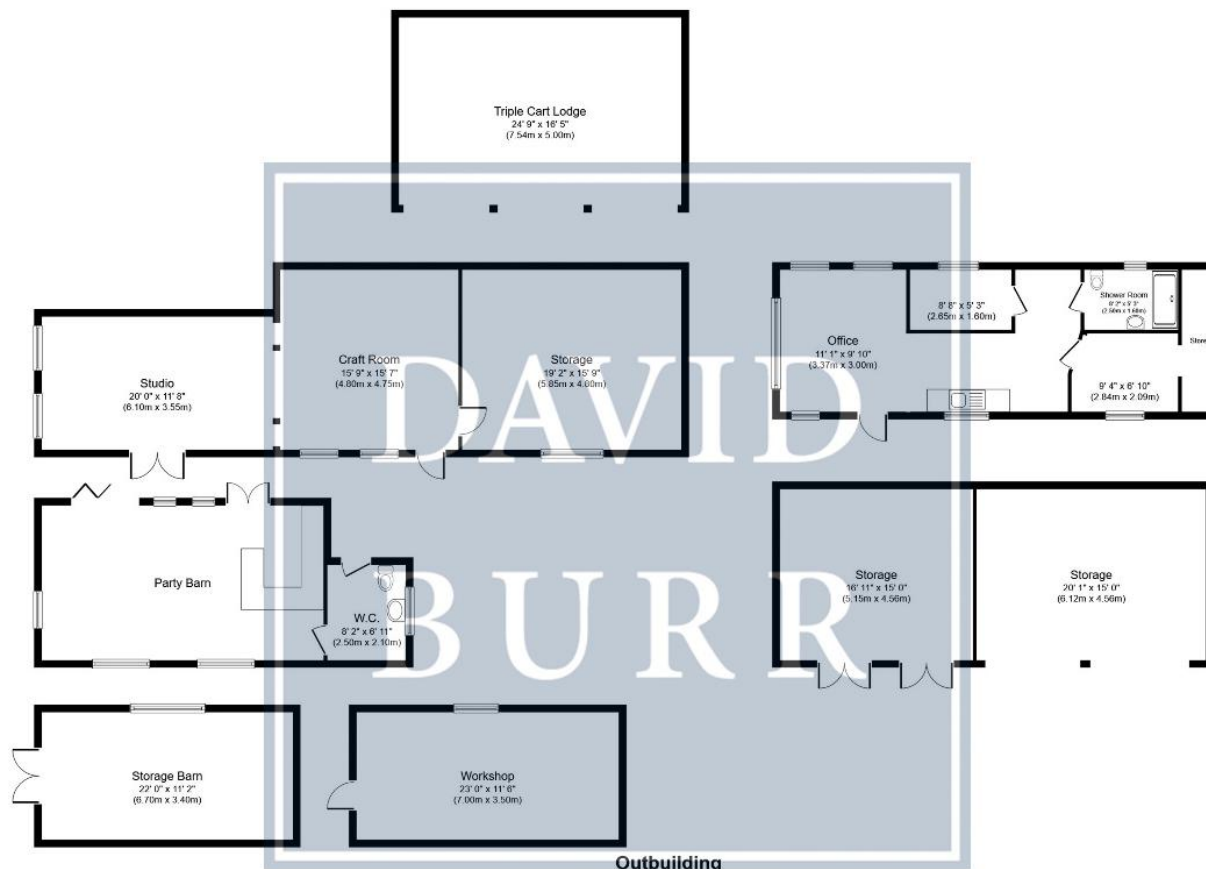




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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Outbuilding
Approximate Floor Area
3,129 sq. ft.
(290.7 sq. m.)

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Additional information

Services: Main water, electricity and private drainage (Klargester)

Oil fired heating to radiators. EPC rating: D Council tax band: F

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: O2, & Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

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