



CARTREF

Chelmsford Road, Barnston, CM6 1LS

Guide price £490,000 to £510,000

**DAVID
BURR**



Cartref, Chelmsford Road, Barnston, Dunmow, Essex, CM6 1LS

Development potential or renovation project.

Occupying an overall plot of approximately 0.25 of an acre, a 1930's built double fronted detached bungalow with double garage and gardens to both side and rear. Lapsed outline planning permission for two units (2016) and positive pre-application planning meeting (2025) indicative three units.

Located within the settlement of Barnston, Cartref has wonderful potential to be extended and re-configured to produce a substantial dwelling (stpp). From the bungalow there is excellent access to the A120, M11, Dunmow, Braintree, Stansted airport and the City of Chelmsford.

UPVC replacement entrance door to entrance hall, consumer units mounted to the upper level, doors to the principal rooms and the loft space. The loft space has been converted to provide the potential for a temporary room with telescopic ladder and clear access to the remainder of the roof slope. There is also a large skylight window.

Bedroom one features a circular bay window to the front window to side and a double built in wardrobe. Bedroom two features a circular bay window to the front, window to side and a double built in wardrobe. The bathroom has been converted into a shower room with shower cubicle, low level WC, handwash basin and a linen cupboard.

Dining room with fireplace and sliding patio doors to a glazed conservatory to the side of the building and a further doorway to the kitchen. The kitchen features countertops, drawers and cupboards, a touch operated ceramic hob, double oven and window to rear, a part glazed replacement door to the side. The sitting room features a patio door providing access to rear garden and entertaining patio and there is also a window to the side.

Outside

The bungalow is set back from the road and screened by an established hedge. There is a concrete driveway which is partially covered by stones and leads to a double detached garage with two up and over doors, central stud work partition and side door. Built into the rear of the garage are two storage cupboards, one containing the oil-fired boiler. A pathway leads to the entrance door and also provides access around the bungalow to the gardens which are primarily lawned with some established trees and shrubs. There are two glazed greenhouses and a timber shed, oil tank and additional shed located to the side of the garage.

Agents notes:

The property requires extensive modernisation but does provide a lot of potential for alteration and enlargement. There is also development potential, and previously an application for two dwellings sited within the plot was approved at the outline planning stage. This has now lapsed. The current owners have had very productive pre-application meeting with Uttlesford District Council with a proposal to site three new homes on the plot.

Lapsed outline planning permission 2016 Approved Uttlesford District Council, planning No. UTT/16/1494/OP. Recent pre-application meeting summary available, supporting in principle application for three units, subject to due process and planning framework.

The well presented accommodation comprises:

Two double bedrooms	Gardens to front, side and rear
Dining room	Convenient location for transport links
Sitting room	Plot of approx 0.25 of an acre
Double garage	NO ONWARD CHAIN

Location

Barnston is a village which lies approximately 2 miles of the town of Great Dunmow which offers a range of amenities, with a superstore, shops, restaurants, public houses and schooling. Barnston is also within easy access to Felsted School which is a private school for ages four to eighteen.

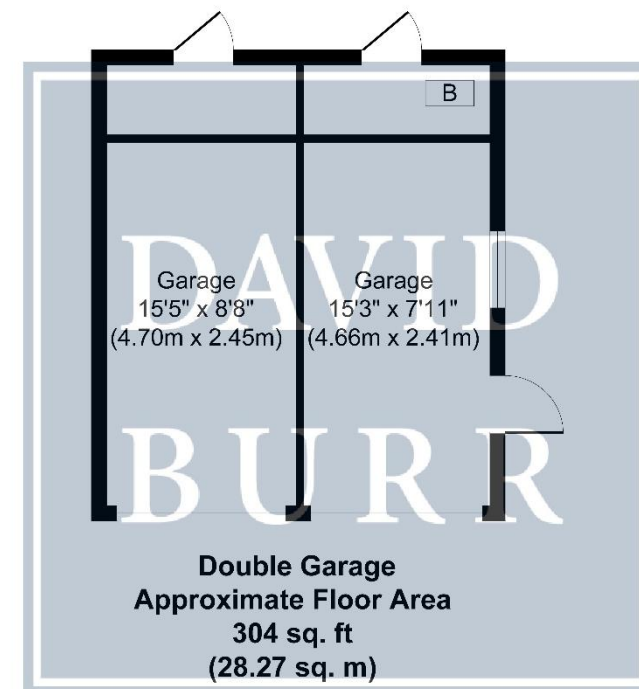
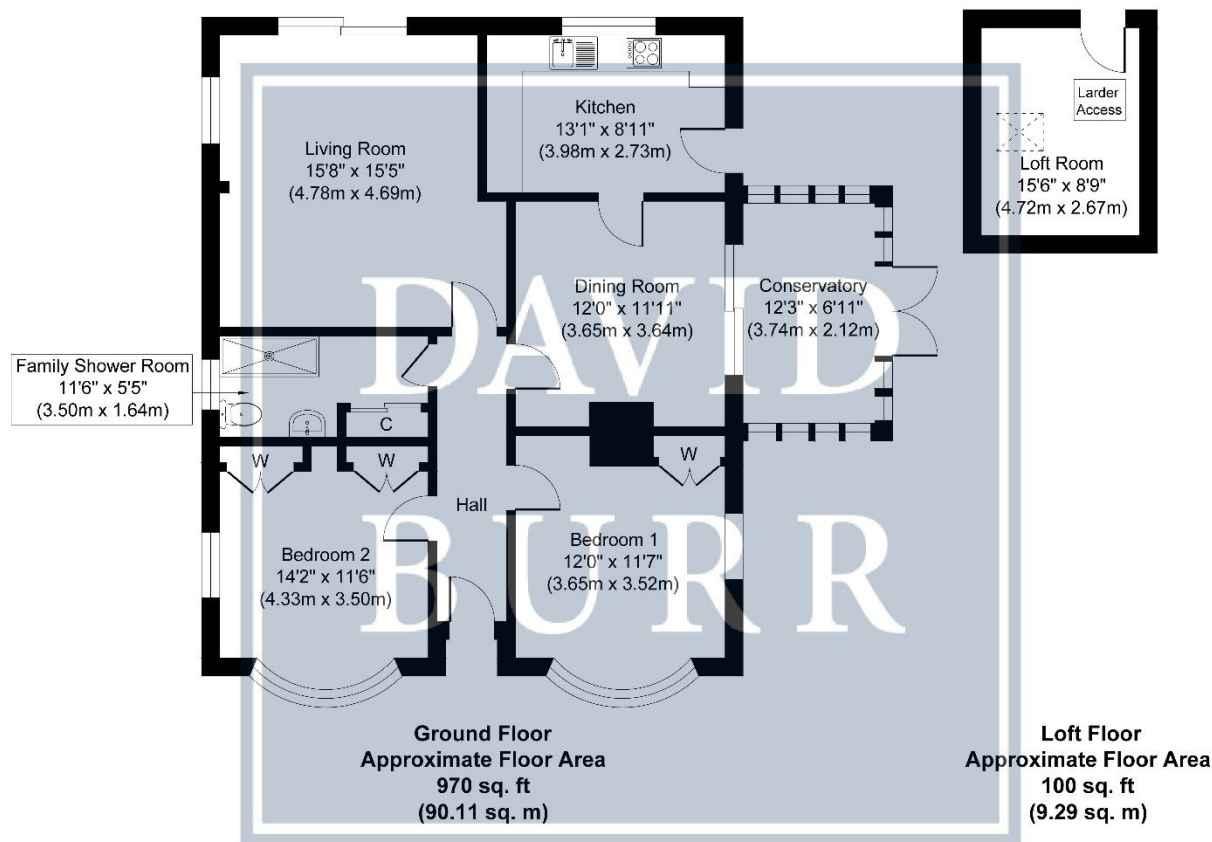
Access

Braintree 10 miles	Chelmsford 11 miles
Stansted Airport 8 miles	M25 J27 23 miles
Braintree to Liverpool Street (Approx 1 hour by train)	A120 junction 0.6 mile
M11 J8 9 miles	

Public Transport

Currently, between them, we understand the 30X, 10X and 42A bus services cover; Stansted airport, Great Dunmow, Broomfield hospital and Chelmsford. The stops are a short walk from the property. This may be subject to change or alteration.





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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Additional information

Services: Main water, electricity and drainage

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

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Uttlesford District Council (01799 510510).

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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