



## BAKERS FARM

Bakers Farm Lane, Blackmore End, Braintree, Essex.





Bakers Farm, Bakers Farm Lane, Blackmore End, Braintree, Essex, CM7 4DJ.

Bakers Farm is a typically attractive property from the late Georgian period with further 19<sup>th</sup> century additions to the rear, displaying many fine period features throughout to include sash windows, elegantly proportioned principal reception rooms, a detailed staircase with elegant hand rails and bannisters, and an impressive split level galleried landing with detailed arch features.

The property is entered via a central six panel door with the top two panels being glazed, in a reeded door case with a moulded flat canopy on profiled brackets. The principal reception rooms are both accessed via four panel doors from the reception hall, with the drawing room being on the south west elevation and the dining room on the south east elevation respectively. The drawing room has a dual aspect with views to the gardens and grounds, with concealed vertical shutters, exposed floorboards, a detailed marble fire surround with a tiled hearth and a door to the inner hall.

The dining room has views to the front via a sash window with concealed vertical shutters, exposed floorboards, and a carved wooden fire surround with a detailed tiled insert provides a focal point.

An inner hall with additional storage gives access to the Butler's pantry, which has a delightful brick floor, and a range of original storage cupboards with a worktop. Beyond this is a further rear hall which has views to the rear courtyard and a door to the outside. There is a cosy study, which has a fireplace and a wood burning stove. The inner hall also has a second staircase rising to the first floor, and a ledge and board door that leads to the kitchen/breakfast room. This room forms the heart of the

house and is situated to the rear elevation of the property. There is a cream AGA set within a red brick chimney breast which provides a focal point. The kitchen area is extensively fitted with a range of floor and wall mounted units, with a single bowl sink and an integral dishwasher. There is an attractive brick floor which extends through to the boot room and French doors which lead to a raised brick terrace, on the westerly aspect, making it ideal for family entertaining.

The utility/boot room is beyond the kitchen, and is fitted with a range of storage units with beech work surfaces, a Belfast sink and plumbing for a washing machine. A separate door accesses a cloakroom which has a matching white suite.

The first floor is equally charming, and is accessed via the elegant original staircase which leads to a split level landing. This is a particularly inviting area with a central sash window to the front elevation giving fabulous open views and there are two decorative arches with attractive detailing.

The principal suite has a south and west aspect with fabulous views over open countryside and to the grounds. It is an elegantly proportioned room with an attractive convex wall to one side, and a door to a spacious en-suite shower room, which has a split level, attractive exposed floorboards, twin sinks, an oversized shower and matching white suite. A guest suite on the opposite side of the landing has attractive open views to the front, exposed floorboards, a fireplace providing a focal point and an en-suite cloakroom.

There are three remaining bedrooms on this floor, one of which has exposed floorboards, an ornate fireplace, and built in wardrobes. The remaining two are situated



to the rear elevation of the property, one of which has a built in wardrobe, and both of these rooms can be accessed via the rear staircase if desired. These three bedrooms are served by a well-proportioned family bathroom which has a matching four piece suite, and a shower over the bath. There is attractive pine panelling to the wall and views to the rear courtyard.

Further storage is provided by the attic space, which can be accessed via a staircase from the fifth bedroom. This room could be converted to further accommodation with the necessary consents.

In addition to the main dwelling is a charming detached former bake house with brick and weather boarded elevations under a tiled roof, which has been beautifully and sympathetically converted by the current owners to provide ancillary or overflow accommodation, and retains fine features that include original brickwork, exposed beams, a fireplace and original lime plaster detailing. This building would be perfectly suited for individuals who wish to work from home, or for those who had dependent relatives.

A glazed door accesses a charming sitting room which has a wood burner set within an attractive redbrick fireplace, beautiful brick work with arch features, and exposed beams to the wall and ceilings, and stairs rising to the first floor. A square arch leads to a useful study/games room, which has a glazed door to the garden and exposed beams.

The first floor is equally charming with two generously proportioned bedrooms, both of which have vaulted ceilings, attractive oak framework and brick walls on display. These two bedrooms are served by a well-appointed shower room with twin sinks on a marble

work top, walk in shower cubicle and a matching white suite.

## Outside

Bakers Farm enjoys a superb rural location, positioned at the end of a no through lane with stunning views over open countryside and farm land.

The property is approached via a circular drive, with attractive estate fencing to one side and a brick and flint wall to the other, with a picket gate leading to a path which accesses the front door. Adjacent to this is a five bar gate which accesses further parking and leads to the double garage and log store.

The grounds of the property benefit from a south and westerly aspect, enabling them to take advantage of the afternoon and evening sunshine and are extensively planted with well stocked shrub and herbaceous borders, and mature specimen trees throughout the whole site.

The garden to the front of the house is walled on three sides, and the stone path leading to the front door is flanked by mature shrub roses and a climbing rose adorns the front wall surrounding the door. There are large expanses of lawn which are interspersed with densely stocked borders that provide year round interest and colour. On the westerly aspect is a large raised brick terrace that is accessed directly from the kitchen via French doors and is perfect for large scale family entertaining. Immediately above this is a delightful mature wisteria that climbs the wall above the French doors.

Beyond the terrace is a pretty path, flanked by shrub



borders, which leads to an arched opening in a brick wall accessing the swimming pool courtyard. Adjacent to this is trellis work that accesses a further garden compartment that comprises neatly manicured hedge, amongst areas of lawn, which are further enhanced by pleached pear trees, silver birch trees, a greenhouse and herb beds. This area of garden is perfectly placed to catch the evening sunshine.

Beyond here is a partly walled vegetable garden with a number of beds and growing areas.

To the side of the pool courtyard is a useful 'L' shaped barn with a tiled roof and boarded elevations that is subdivided into a number of useful rooms, which include a workshop, garden store, oil tank storage, generator room and plant room for the swimming pool.

There is a substantial agricultural building/storage unit that is currently utilised as workshop space. This building is of substantial proportions and measures 22.00 x 20.65 metres (454 square metres, 5000 square feet). This building could be suitable for a variety of purposes and might be ideal for individuals who were wishing to run a business from home, or for those who require extensive storage. There is a large area of hardstanding to the front and side of this building, adjacent to which are two paddocks with a field shelter.

In addition there is a substantial range of traditional Essex barns, arranged in an 'L' shape, with boarded elevations and slate roofs that have planning consent to be converted into three residential units. However potential purchasers may wish to use the barns in their current format for further storage, or for home office requirements. There are large expanses of lawn to the front of these buildings with mature trees and an attractive natural pond.

Beyond the pond, and to the front of the house is a further fenced paddock, which could readily provide grazing for equestrian purposes if required.

In all about 5.25 acres (sts).

Agents notes:

Bakers Farm represents a unique opportunity to acquire a substantial rural property in a superb position that offers immense scope for a wide range of lifestyles.

These could include running a business from home, equestrian purposes, development opportunities, holiday cottages and a wedding venue (subject to further planning).

Planning application number: 19/01674/FUL.

Listed building consent number: 19/01675LBC.

Permission was granted on the 4/09/2020.

UNIT ONE: FLOOR AREA 162 SQ MTS.

UNIT TWO: FLOOR AREA 235 SQ MTS.

UNIT THREE: FLOOR AREA 185 SQ MTS.



The well-presented accommodation comprises:

Reception hall	Guest suite
Drawing room	Cloakroom
Dining room	Three further bedrooms
Study	Family bathroom
Kitchen/breakfast room	Ancillary accommodation
Butlers pantry	Range of Essex barns
Inner hall	Agricultural storage barn
Rear hall	Double garage
Utiity/boot room	Delightful walled gardens
Cellar	Swimming pool
Principal suite	Paddocks
En suite shower room	In all about 5.0 acres sts

## 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, 14miles and Kelvedon, 16 miles.

## Access

Colchester 16 miles

Chelmsford 14 miles

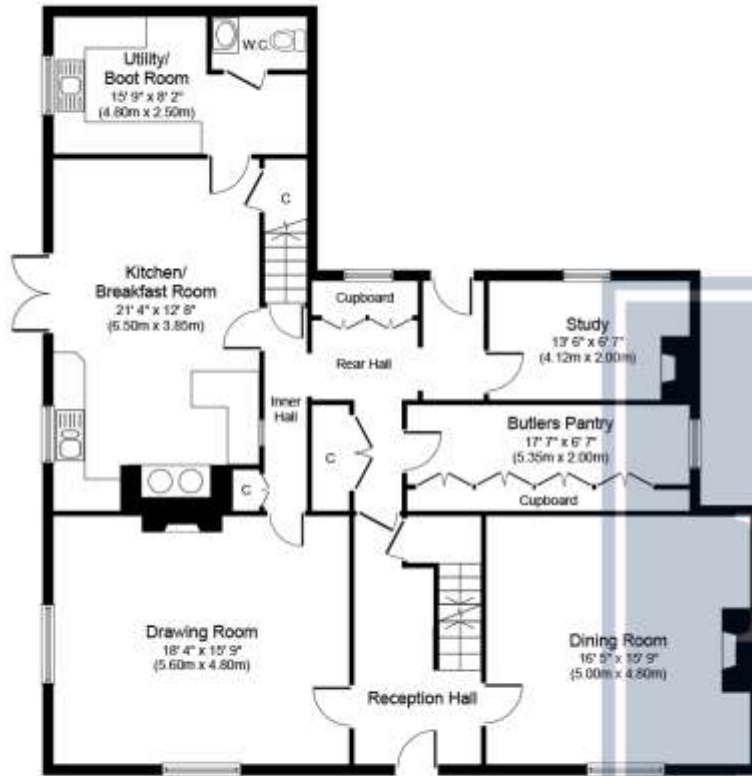
Stansted approx 30 mins

Bishops Stortford 21 miles

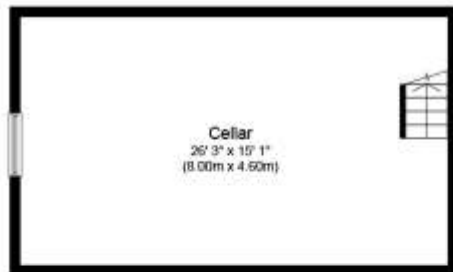
Braintree – Liverpool Street 60 mins

M25 J27 approx 40 mins





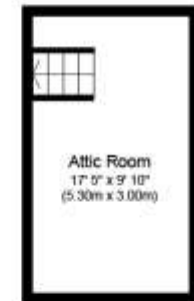
**Ground Floor**  
Approximate Floor Area  
1,507 sq. ft.  
(140.0 sq. m.)



**Cellar**  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)

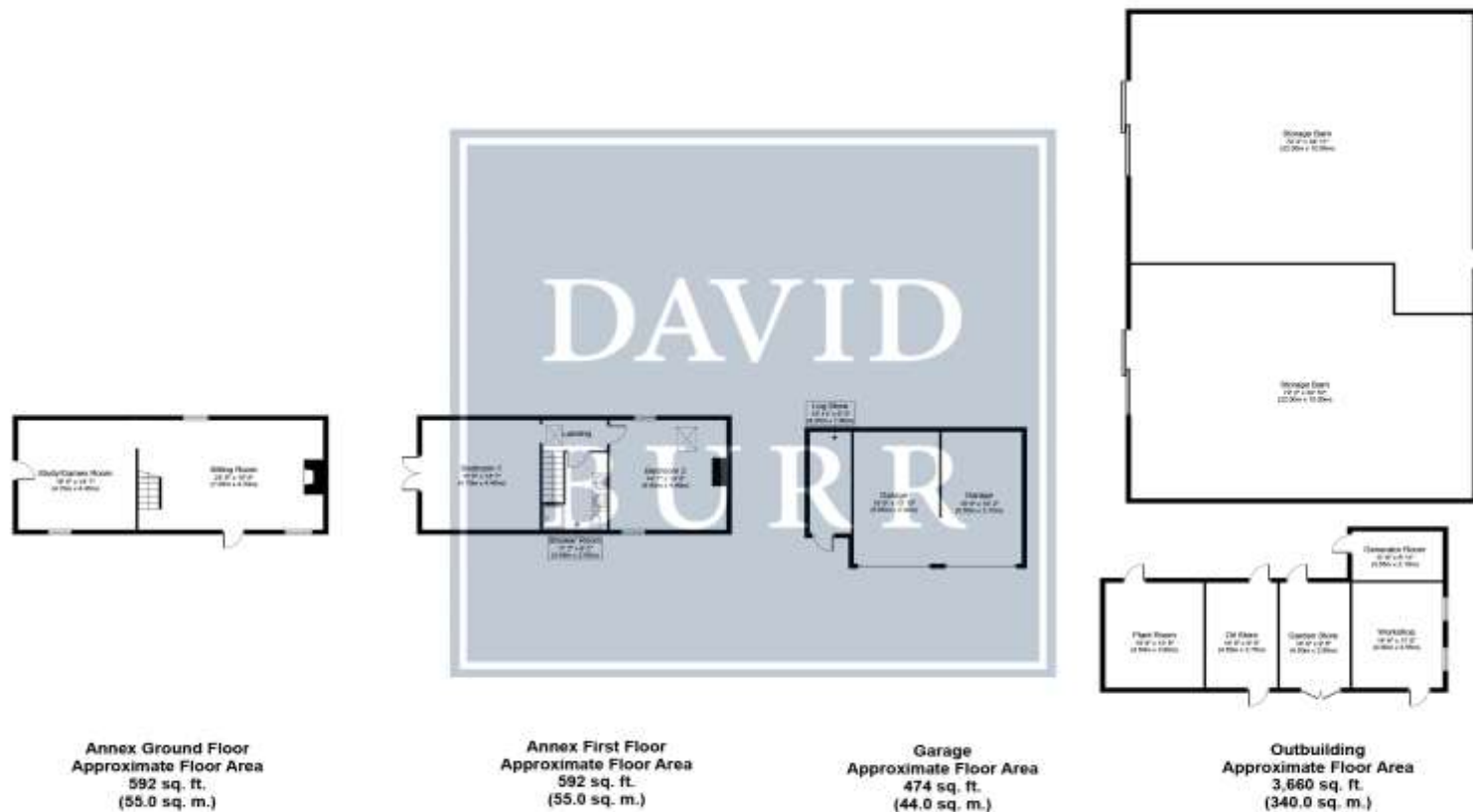


**First Floor**  
Approximate Floor Area  
1,507 sq. ft.  
(140.0 sq. m.)



**Attic Floor**  
Approximate Floor Area  
172 sq. ft.  
(16.0 sq. m.)

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. 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.



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. 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.  
Copyright V360 Ltd 2020 | [www.houseviz.com](http://www.houseviz.com)

### Additional information

Services: Main water, electricity and private largester drainage.

Oil fired heating to radiators.

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

Castle Heddingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784 346

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

DAVID  
BURR