



FINE & COUNTRY

Crooked Mile | Holyfield, nr Waltham Abbey | EN9 2ED | £1,100,000





# Crooked Mile | Holyfield, nr Waltham Abbey | EN9 2ED

Welcome to this stunning period house located in the charming location known as Holyfield, Waltham Abbey. This Grade II listed property built in 1767 exudes character and history at every turn.

As you step inside, you are greeted by two spacious reception rooms that offer the perfect setting for entertaining guests or simply relaxing with your family. With four bedrooms and four bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the long timber-framed barn dating back to the 17th century or even earlier. This unique property has been thoughtfully and intelligently divided into three separate dwellings with this property "Middle Barn" occupying the central section. The tarred weatherboarding, tiled roof, and distinctive hipped and gabled ends add to the charm and character of this historic building.

Upon entering, you are greeted by a grand dining hall that seamlessly flows into a morning room, offering a perfect spot to enjoy your breakfast while overlooking the beautiful garden through bi-fold doors. The drawing room exudes warmth with its brick chimney and log burning stove, creating a cosy atmosphere for relaxing evenings.

The modern kitchen/breakfast room is equipped with top-of-the-line appliances and leads to a convenient laundry room powered by a ground source heat pump, ensuring efficient heating throughout. The ground floor also features a spacious guest bedroom with a luxurious en-suite, perfect for hosting visitors.

As you ascend to the first floor, you'll find a sunset reading retreat where you can unwind while enjoying breathtaking views of the Lea Valley. The principal suite is a true sanctuary with its vaulted ceiling, fitted wardrobes, and a modern en-suite bathroom. Two additional bedroom suites with en-suite shower rooms and one with a walk-in wardrobe area complete the first floor, offering ample space for the whole family.

Outside, the property boasts a gated front driveway shared with just one other barn, providing privacy and security. A carport and workshop with storage above cater to your practical needs. The landscaped rear garden spans three levels, featuring a mix of artificial and natural grass, along with charming patio areas for outdoor entertaining.

Located in a picturesque setting, this property offers a perfect blend of old-world charm and modern convenience. Don't miss the opportunity to own a piece of history.

## Services

The property has mains electric and water connected, Private drainage system and a ground source heat pump for the underfloor heating system. The property has two air conditioning units as well.

- 4 Double Bedroom Suites
- Kitchen/ Breakfast Room
- Ground Source Heat Pump
- Grade 11 Listed Barn Conversion
- Laundry Room & Cloakroom
- Air Conditioning
- 4 Reception Areas
- Carport, Workshop & Storage
- Landscaped Gardens





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold  
 Council: Epping Forest  
 Tax Band: G





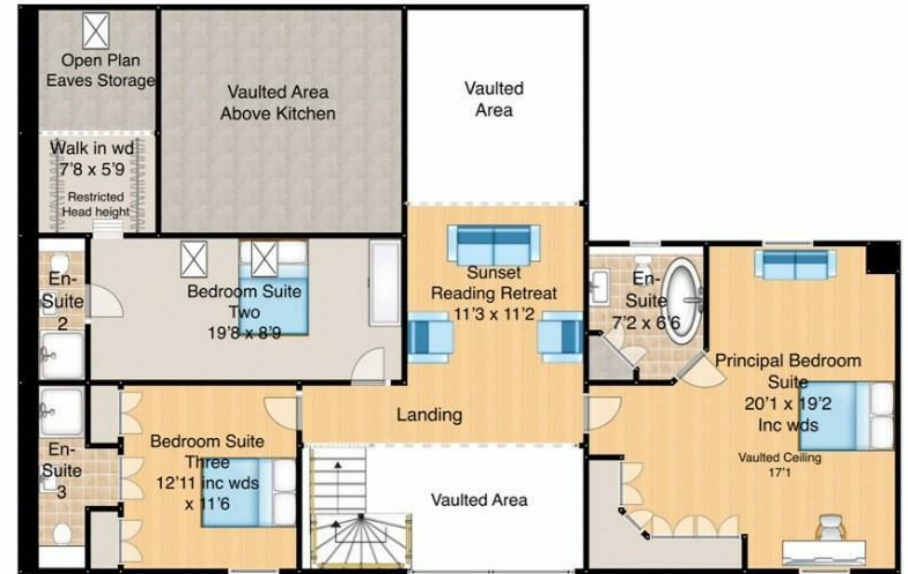






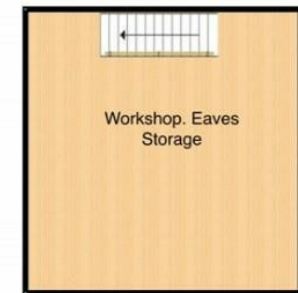
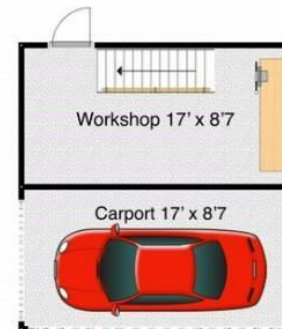


Crooked Mile  
Holyfield  
Nr Waltham Abbey



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Ground Floor Approx. Sq Ft 1636  
First Floor Approx. Sq Ft 1054  
Carport & Workshop Sq Ft. 300  
Total Sq Ft 2990





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