



## BROADFANS BARN, CHERRY STREET

Dunmow, CM6 2EE

GUIDE PRICE £1,750,000 - £1,800,000.



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Secluded Barn Conversion
- Huge Versatile Living Space
- Entertainment Areas and Office Space
- Indoor Swimming Pool Complex
- 3.7 Acres s.t.s within Rolling Countryside
- Self Contained 1100 sq ft Annex
- Garaging and Ample Parking
- Superb Features Throughout





## Property Description

### THE PROPERTY

\*\*\*\*\*CLICK ON VIDEO TOURS FOR A VIRTUAL WALK THROUGH\*\*\*\*\*

An impressive barn conversion set on a beautiful, secluded 3.7 acre (stls) plot with a selection of outbuildings including an office block, detached pool house, one bedroom annexe (1100 sq ft) and garaging with further workshop.

Located in Duton Hill in the rolling countryside of North Essex the property still offers good transport links with Great Dunmow just a 15 minute drive away and the A120 linking to the Motorway network of South East England.

The property was converted in the 1990's to the highest of

standards and provides large, airy open living space. Of particular note are the lounge and dining room which have high vaulted ceilings with an abundance of charm and character provided by the exposed timber framework of the property.

The ground floor accommodation also boasts a large kitchen/breakfast room, utility room, family room, large entrance reception hall, a cinema room and a study. The first floor is accessed via a turning oak staircase to a galleried landing off which all four bedrooms can be accessed. The double aspect master suite benefits from a dressing area and a large en-suite bath and shower room. Bedrooms two and three share a jack and jill shower room, bedroom four has use of the large family bath and shower room.

### ENTERTAINMENT AREAS AND OUTBUILDINGS

The large annexe built above the garage and workshop block offers a generous quantity of living space with a large double bedroom, a 20 ft kitchen/living area, and a triple aspect conservatory leading out onto private patio area. The annexe has been fitted out to have its own phone systems, metering and boilers.

Broadfan's barn also benefits from a large office building (currently B1 commercial use is permitted) this block offers an office area, a kitchenette, male and female toilets, and access into the recording studio.

Accessed from the reception area there is also a full size snooker room with bar.

The completely detached indoor swimming pool complex has

fantastic views over the plot and offers excellent leisure facilities with a hydro therapy spa, toilet/ shower/ dressing room and to the North a delightful patio area which acts as a sun trap.

### **GARDENS AND PLOT**

The mature 3.7 acre plot offers rural views to every point of the compass, and is accessed via a tree lined avenue flanked by lawns and protected by electric gates.

A large courtyard offers extensive parking and access to the ancillary buildings. Formal gardens surround the house with a beautiful patio seating area for outside entertainment and an impressive Koi pond with filtration system and waterfall. Mature planting and a number of specimen trees dot the site while the majority is laid to lawn or paddock.







## COUNCIL TAX BAND

Tax band H

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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