



Windmill Road | Bradfield | CO11 2QN

FINE & COUNTRY

SELLER INSIGHT

“ We have lived in this beautiful part of Essex for over twenty years and, although I was keen to remain in the area, we had decided to look for a new home slightly closer to London, to reduce my husband's work commute. Having lived in a modern new build for a number of years, our criteria was very much a property with a wealth of character and charm, in a secluded location, but within easy reach of a village community.

Being a prominent house in the area, we were aware of Whitehouse Farm but knew it had been owned by the same family for over forty years, and was therefore unlikely to come onto the open market. My husband would drive past it every day to work and always say how much he would love to live there. The dream became a reality when he passed the house one day and saw the for sale board. We were the first people to view the farmhouse and secured this wonderful property immediately, which suited us both; I could remain in an area I loved and my husband was prepared to forgo a shorter commute to finally live in this amazing house.

When we moved in, we knew the property would need upgrading, so we very quickly started on a range of extensive works to bring it back to its former glory. Over the past ten years work has been painstakingly carried out on the roof; the electric and plumbing systems have been overhauled; nearly all the windows have been replaced; the entire house has been sprayed for woodworm and beetle; beams have been sandblasted; and the first-floor layout has been redesigned to enhance the flow, with new flooring, a family bathroom and a shower room installed.

We have retained as many of the original features as possible, by refurbishing and sometimes relocating various materials, such as the original floorboards and brick pavers; and modernised where necessary with the help of local craftsman - the kitchen now boasts unique spalted beech worktops and sills, crafted by a local carpenter.

One of the highlights of living here has been the surrounding countryside and our beautiful garden. There are beautiful walks all around the village and we are able to walk straight from the garden out to the neighbouring fields and be on the Essex Way footpath in under five minutes.

We spend a lot of time in the garden, whether it be socialising with friends and family, or just enjoying the peace and solitude. Mostly laid to lawn, the garden is enclosed by mature hedges and planting, including a magnificent copper beech and a stunning magnolia tree which is the focal point of the front garden. Our two gardens are separated by a high holly hedge which affords the rear garden complete privacy.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

Located on the edge of the much sought after and desirable rural village of Bradfield, with sweeping views across the Essex countryside, Whitehouse Farm is a traditional unlisted c17th century five-bedroom farmhouse presented in immaculate condition and has been lovingly maintained and upgraded by the present owners over the years of their ownership.

It is set in about one acre of grounds (STS) of well-maintained gardens which are enclosed by mature hedging to include a beautiful beech hedge at the front, which affords the property plenty of privacy, a charming old red brick wall and smart estate fencing just beyond the aforementioned beech hedge.

There is access to the rear of the property where you will find parking for several vehicles, including a wood clad single garage with light, power and a recently added new roof.

Whitehouse Farm is a beautiful example of period architecture that has been expertly maintained, restored and updated for modern living. The property's unique combination of character, charm and modern luxury makes it a sought-after residence for discerning buyers who appreciate the charm of the past and the comforts of the present.

On approaching this unique property, at the front, you will be greeted by a block paved pathway leading to the formal entrance of the farmhouse.

Once through the front door (the latter dates back 70 Years and was made by a local craftsman), you will find yourself in the main entrance hall which affords pleasant views through the house to the seating area at the rear of the property and onto to the private and sunny South/West facing patio area, an ideal spot for an evening drink whilst watching the sun set, complete with Welsh slate tiles and accessed via French doors.

To the left of the entrance hall is a spacious dual aspect sitting room with an original brick chimney breast and brick hearth, housing a log burner, and framed by two feature alcoves. To the right of this entrance hallway is the generous dining room, again with an original and impressive working brick fireplace, with views overlooking the private front garden and farmland beyond.

Once through the dining room you will access a wonderfully cosy snug, which is in the oldest part of the property with exposed ceilings beams and wood flooring. The snug is the perfectly place to relax on a more informal basis.

Adjacent to the snug is the large breakfast room, complete with half vaulted ceiling and roof lights, which allow an abundance of light to flood in. The breakfast room is separated from the kitchen by original exposed beams, giving both rooms an open plan feel.

The Shaker-style kitchen is painted in a contemporary shade of teal which, set against the traditional wood worktops made of beech which came from a locally felled tree and crafted by a local craftsman, butler sink and exposed brickwork, gives off a warm but modern vibe.



STEP OUTSIDE

This characterful property comes with a second entrance hall which is currently used as the main access to the property by the owners.

From the rear of the property, you will come down some steps to a courtyard area complete with York stone, a dis-used well with its own very unique pump adding to the quirkiness on this property.

Once through this entrance hall and turning right you will be able to access three lovely rooms. One is a delightful boot room with original brick paved floor, tongue and groove panelling, a bench and hooks to hang coats after a long walk in the local countryside. Next door, the quiet office is the perfect place for someone looking to work from home and is very well appointed with warm wood flooring, has a vast number of power points and affords pleasant views of the rear of Whitehouse Farm. Finally, there is a log store allowing convenient replenishment of both fireplaces with totally dry wood. The much in demand utility room can also be found immediately in front of you as you access the house from this second entrance hallway.

Last but by no means least, there a guest cloakroom and guest bedroom complete with a personal oak vanity unit. This room would be the ideal solution for guests wanting their own independence or an elderly family member wanting to stay for an extended period of time.

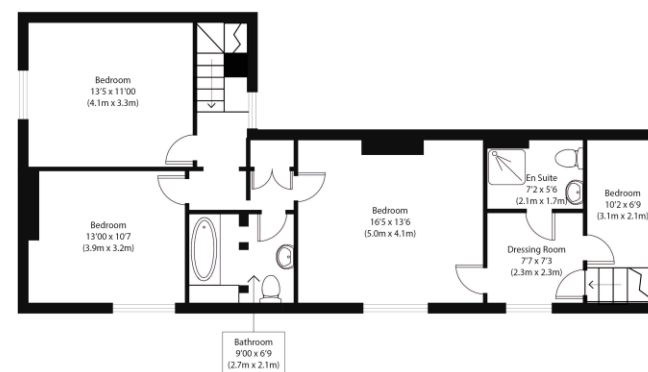
A second set of stairs ascends to the first-floor landing where you will find two spacious and lovely double bedrooms both being light and airy as well as affording uninterrupted views across the grounds and the countryside beyond. The latter are serviced by a large family bathroom.

The master suite is bright and airy with a picture window also affording lovely and far-reaching views of the surrounding countryside; a dressing room; smart ensuite shower room and the fifth bedroom, currently being utilised as an additional dressing room. The master suite of rooms can be accessed from both the main landing and its own private staircase.

The beautifully maintained grounds with a South/West orientation are predominantly laid to lawn and are interspersed with mature hedging and trees, providing a range of areas for seating and entertaining in complete privacy. The various outbuildings are sympathetically sited within mature planting, towards the end of the garden, and comprise timber framed workshops with a tiled pitch roof, a barn and the tractor barn, currently used for storing garden machinery. As an added attraction to this amazing sunny garden is a pond complete with fish. There is also a summer house in this section of the garden, which is the ideal spot to enjoy further countryside views as well as being wowed by amazing sunsets.



Ground Floor



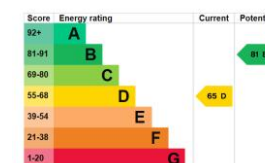
First Floor

Approximate Gross Internal Area
Main House 2470 sq ft (229 sq m)
Outbuildings 1425 sq ft (132 sq m)
Total 3895 sq ft (362 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.oipphoto.co.uk

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