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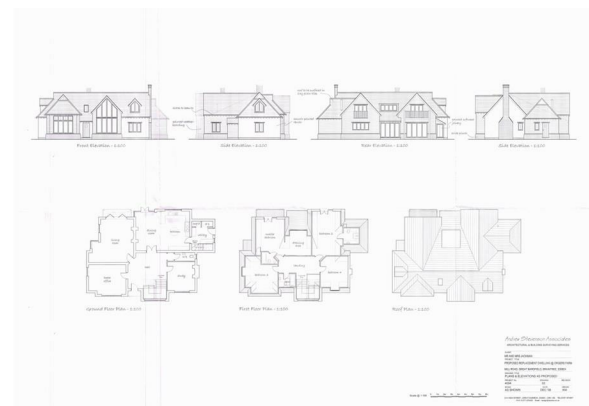
MILL ROAD, GREAT BARDFIELD, BRAINTREE

OFFERS OVER £1,500,000

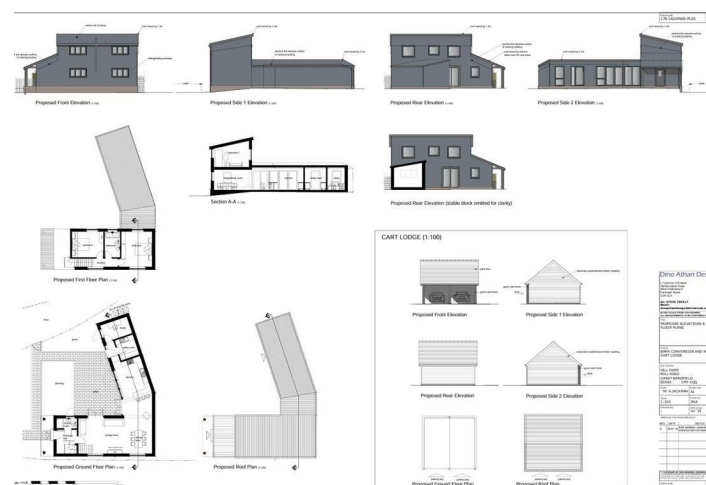


MILL ROAD GREAT BARDFIELD BRAINTREE

Set within eighteen acres on a quiet country lane on the outskirts of the thriving village of Great Bardfield is this two bedroom bungalow with planning permission granted for a substantial four bedroom detached country home & two bedroom barn conversion. The site currently boasts a two bedroom detached bungalow with a detached barn both benefitting from planning permission. Please find the full planning details on Braintree District Council website using these reference numbers:- 17/01851/FUL & 19/00908/FUL. The property further benefits from various outbuildings, far reaching views over undulating countryside and the land is currently utilised as a camping site.



APPROX GROSS INTERNAL AREA
MAIN 128 SQ M (1380 SQ FT)
OUTBUILDING 317 SQ M (3420 SQ FT)
TOTAL 445 (4790 SQ FT)
 Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only and is not to scale.



Current Bungalow Details

- Entrance Hall
- Sitting Room:-14'7" x 13'5"
- Conservatory:- 26' x 7'8"
- Dining Room:- 14'8" x 10'11"
- Kitchen:- 12'7" x 10'5"
- Utility Room:- 9'7" x 7'10"
- Secondary Conservatory:- 14'9" x 8'4"
- Bedroom One:- 13'8" x 10'
- Bedroom Two:- 8'9" x 8'5"
- Bathroom

- Dressing Area
- En-Suite
- Bedroom Two
- En-Suite
- Bedroom Three
- Bedroom Four
- Family Bathroom

Current Detached Barn

The current detached barn boast two storage areas on the ground floor with stairs leading to the first floor which was previously used as office and is currently separated into two rooms.

Proposed Main House Accommodation

- Entrance Hall
- Kitchen/Dining Room
- Living Room
- Home Office
- Study
- Utility Room
- Cloakroom
- First Floor Landing
- Principal Bedroom

Proposed Barn Accommodation

- Entrance Hall
- Living Area
- Kitchen
- Dining Area
- Bedroom One
- En-Suite
- Bedroom Two
- Bathroom

- Approximately Eighteen Acres
- Two Bedroom Detached Bungalow & Detached Barn
- Various Outbuildings
- Planning Permission Granted For Redevelopment Of Both Buildings
- Proposed Four Bedroom Detached Country Home
- Proposed Two Bedroom Detached Barn Conversion
- Sprawling Countryside Views
- Planning Permission References:- 17/01851/FUL & 19/00908/FUL
- No Onward Chain
- Viewing Advised





Additional Outbuildings & Grounds

The grounds measure approximately eighteen acres with various enclosed paddocks, lakes, field shelters and stunning views over sprawling countryside. The main driveway provides access to the bungalow, double garage and barn. A secondary vehicular access point leads to the paddocking and further grounds. The additional outbuildings comprise of :- detached barn, Nissen barn, double garage and a detached washroom/toilets. Part of the land is currently used as a camping venue, generating income. An approved application allows for additional land use, permitting a total of 15 tent pitches (seven extra tent pitches during May to September) and an additional four pitches for campervans, RVs or caravans during the months of April to October (Planning Application Ref: 21/00861/FUL).

Agents Notes

Some images have been computer generated for illustrative purposes only. These are not a reflection of the current property.