



51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk



LITTLE GRACES, GRACES LANE, LITTLE BADDOW,  
CHELMSFORD, ESSEX.

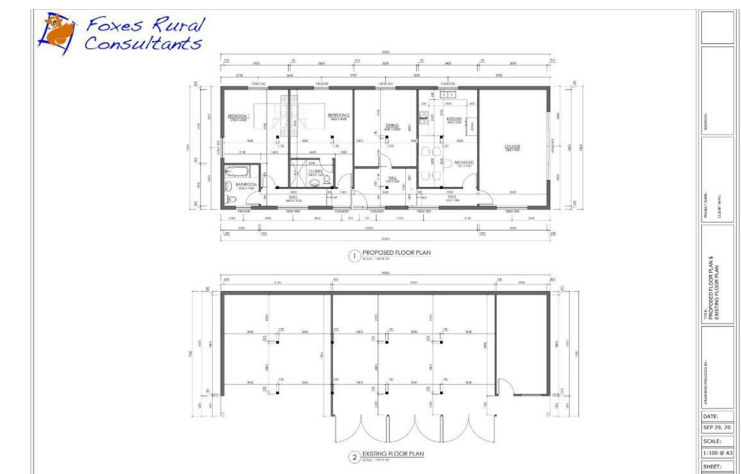
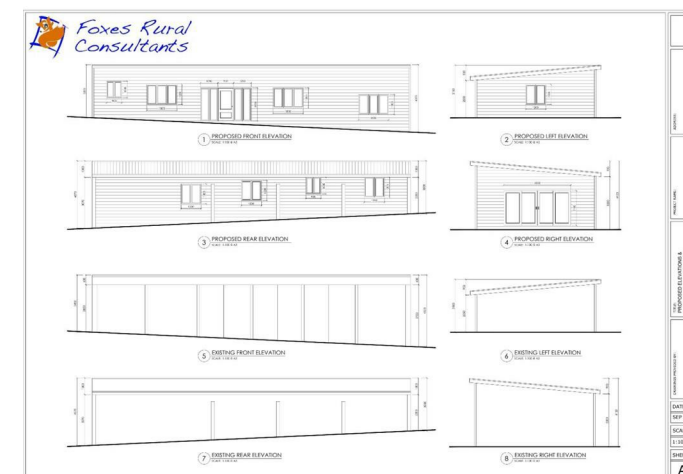
GUIDE PRICE £2,950,000





## GRACES LANE LITTLE BADDOW CHELMSFORD

Set within approximately thirty acres is this impressive four bedroom Grade II listed farm house boasting a four bedroom detached new build barn conversion, a detached office with additional living accommodation, a separate barn with planning permission granted and further outbuilding. The property offers various opportunities for potential purchasers with the array of outbuildings and extensive grounds. The grounds are of a former commercial orchard and boasts multiple vehicular access points. The location is superb with stunning undulating views off a quiet country lane and bordering ancient woodland.







- Four Bedroom Farm House With A Separate Four Bedroom Barn Conversion
- A Further Detached Barn Used For Commercial Offices
- Planning Permission Granted For Conversion Of An Additional Detached Barn
- Further Outbuildings
- Approximately Thirty Acres Encompassing A Former Commercial Orchard
- Various Vehicular Access Points
- Double Cart Lodge & Garage
- Idyllic Location
- Multiple Development Opportunities
- Views Over Undulating Countryside

### Main House

The main house is a charming four bedroom detached Grade II Listed farmhouse offering a flexible living layout with a wealth of period features. The ground floor accommodation comprises:- three reception rooms, sun room, kitchen/breakfast room, utility room, cloakroom and rear porch. On the first floor are four bedrooms with a dressing area to the principal bedroom and a family bathroom.

### Detached Residential Barn Conversion

This recently refurbished four bedroom detached single storey barn conversion boasts a modern living layout with an abundance of natural light. The accommodation comprises:- kitchen/dining/living room, four double bedrooms, two Jack & Jill bathrooms and a inner hallway. The barn further benefits from an integral garage with roller shutter door.

### Commercial/Agricultural Barn

This barn is used as a working office with a kitchen/dining room, cloakroom, entrance hall, three bedrooms and a family bathroom. This had planning permission obtained for residential use in 2017.

### Barn With Planning Permission

Planning permission has been granted for a two/three bedroom single storey detached barn conversion. To see the full planning details can be found on the Chelmsford City Council website. The planning reference is:- 23/01664/CUPAQ. The proposed barn conversion is situated away from the other dwellings to the west.

### Further Outbuildings

The property further benefits from additional outbuilding listed as stores on the floorplan. They provide fantastic potential for a home office and a separate self-contained annexe. Alternatively it could be converted for a guest house or au pair accommodation. A detached workshop is situated to the rear of the property and a garden shed.

### Grounds

The grounds measure approximately thirty one acres comprising of formal gardens, orchards, woodland and meadows. Access to the main house is granted via an electric five bar timber gate with a sweeping shingle driveway leading to the double cart lodge and garage. A secondary gated driveway provides access to the converted barn and commercial barn. The barn with planning permission benefits from a independent vehicular access point. The grounds back onto an ancient woodland and are enclosed by post & rail fencing with some mature hedging.





