

INTRODUCING

PRINCES

FELSTED, ESSEX

Harmonious living crafted by
McGuinness & Farrow

MARKETED BY

DANIEL BREWER

Bringing people & property together

OUR VISION

EXCEPTIONAL HOMES TO LIVE LIFE IN



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

McGuinness & Farrow

Founded in 2020 by Ben
and David out of a passion
for design, elegance,
quality, and architecture.

The places we live impact our day to day lives so we believe that our homes, should be considered, thoughtful and have a positive impact on our lives.

To deliver this standard each residence is fully designed externally and internally where we collaborate with Architects, Interior designers and product suppliers to achieve these unique qualities.

Every residence we design is individual to its site where we believe its location, setting and features should be respected and form the foundation to the buildings design. We live in a country with a rich history and outstanding landscape so we strive

to preserve and enhance this through our pride, passion and dedication to the buildings we create.

To help us achieve this high standard, we have a selected team of craftsmen and artisans who share our passion and take pride in their work. Our design team collaborate with our craftsmen throughout the construction to ensure our vision is achieved where time and thought goes into every small detail. Each project is given the same careful attention it deserves where we understand the importance and impact this has in the homes in which we live.

mcguinnessandfarrow.co.uk



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

PRINCES

FELSTED, ESSEX

YOUR WELL CONNECTED
EVERYDAY ESCAPE



NATURE-
INTEGRATED

SEAMLESSLY
DESIGNED

LIFESTYLE
INSPIRED

A pair of contemporary homes
designed for harmonious living
in a highly-sought-after and
secluded location.



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

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01371 856585



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

PRINCES

FELSTED, ESSEX

CHARMING VILLAGE WITHIN UTTLESFORD

Princes consists of two contemporary properties located on the borders of the village of Felsted, Essex. Designed with uninterrupted views over the Essex countryside providing a feeling of serenity, secluded yet still well connected.

Situated less than 2 miles from Felsted independent School and the local primary school, the properties are excellently located for those wanting to live a country life but with easy access to London. Commuters can reach London Liverpool Street in approximately 1 hour via Chelmsford train links and Stansted airport is a short 15 minute drive.

Felsted has two coffee shops, a small convenience store, a post office and two welcoming pubs. Encapsulating a sense of community with a local park and village hall too. The Flitch Way also runs alongside the village and is accessible from the properties, the former railway line offers a fantastic setting for dog walks, cycling, horse riding, running to name a few.

Felsted itself retains its historic charm, dating back to the Domesday book. The church was built in the 1200s and the famous Boote house was built in 1596. It's a small village with a big personality and certainly a location with promise to provide a great sense of belonging.



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

DANIEL
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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

HIDDEN BUT STILL CONNECTED

Located in Felsted, Essex with excellent connections to London,
Stansted Airport, and the prestigious Felsted School.

CHELMSFORD
25 MINUTES

FELSTED SCHOOL
5 MINUTES

LONDON
1 HOUR

STANSTED AIRPORT
15 MINUTES



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

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TWO HOMES IMMERSED IN NATURE
& ENVELOPED BY FARMLAND

SECLUDED & TRANQUIL



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT



MARKETED BY

DANIEL
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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT



MARKETED BY

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BREWER

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

DANIEL
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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

INTRODUCING

HALFYARD BARN



MARKETED BY

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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT



HALFYARD BARN

Located to the south side of the site, **Halfyard Barn** sits in 1,225m² of land, thoughtfully landscaped with native hedging and wild flower planting.

Car Parking is provided in a large double garage and to the open driveway at the front of the property. Internal accommodation is provided with sociable, functional and well connected living spaces to the ground floor and 5 generous double bedrooms to the first floor.

The main living spaces and master bedroom offer unobstructed views across the surrounding countryside where this connection to nature can continue to be enjoyed in the private garden space.



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

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BREWER

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)

NATURAL PALETTE

The muted tones throughout the interior create comfortable, elegant spaces for living life while being connected to the surrounding countryside.



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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT



GENEROUS SPACES

Thoughtful layouts have created open plan living while providing practical and versatile functionality throughout.



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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

Throughout the property, bespoke oak joinery provides carefully designed storage areas with selected fixtures and fittings throughout.

Day to day living is made effortless with well considered spaces, complimented by the latest in SMART home technology.

[ABOUT US](#)[INTRODUCTION](#)[LOCATION](#)[HALFYARD BARN](#)[EASTFIELD BARN](#)[SPECIFICATION](#)[PARTNERS](#)[CONTACT](#)

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TACTILE MATERIALS

Textures of oak and concrete offer durability while creating warm and inviting spaces throughout the property.

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

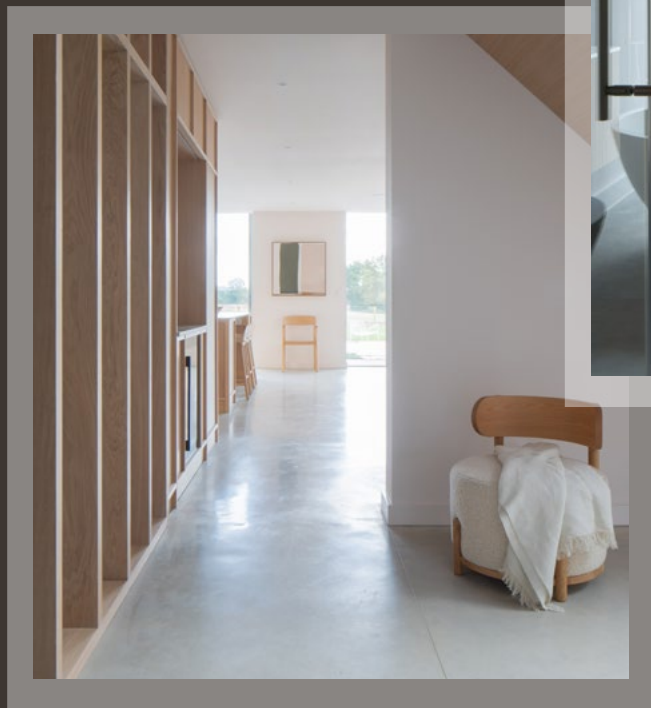
[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

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EFFORTLESS FUNCTIONALITY FOR FLUID LIVING

Planting and landscaping allow the property to nestle harmoniously into the landscape while remaining private and functional.

Thoughtful areas for cooking, dining and relaxing are provided to the gardens allowing seamless living and interaction between the inside and outside spaces.

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

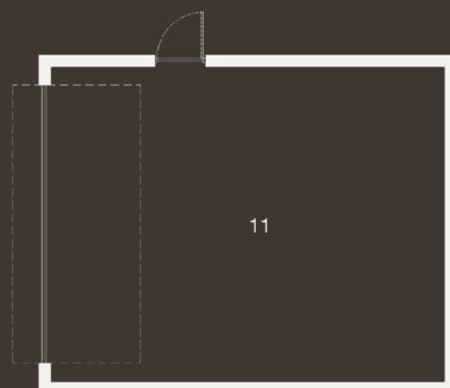
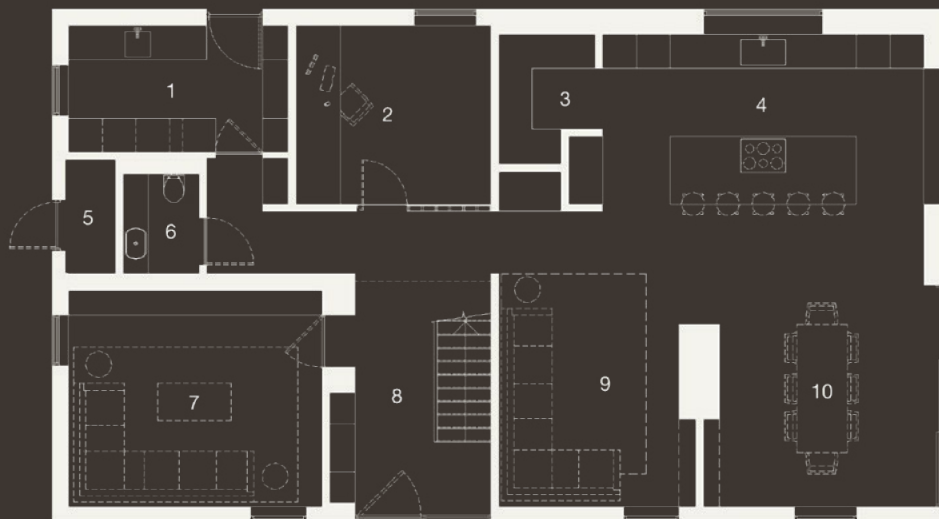
[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



FLOOR PLAN



- | | |
|------------------------|--------------------------|
| 1. Utility / Boot Room | 12. Bedroom 3 |
| 2. Home Office | 13. Linen Cupboard |
| 3. Larder | 14. Bedroom 5 |
| 4. Kitchen | 15. Master Dressing Room |
| 5. Plant Room | 16. Master Bathroom |
| 6. WC | 17. Family Bathroom |
| 7. Living Room | 18. En – Suite |
| 8. Entrance Hall | 19. Bedroom 2 |
| 9. Sitting Area | 20. Galleried Landing |
| 10. Dining Area | 21. Bedroom 4 |
| 11. Garage | 22. Master Bedroom |

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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

INTRODUCING

EASTFIELD BARN



MARKETED BY

DANIEL
BREWER

01371 856585

[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)





EASTFIELD BARN

Located to the north side of the site, **Eastfield Barn** offers extensive views across the open countryside with natural wildflower planting to the sites perimeter forming a connection between the site and the surrounding farmland.

Car parking is provided with a double garage connected to the property where additional parking is provided to the driveway. Internal accommodation has been designed to embrace the countryside setting with glazing throughout offering panoramic views across the landscape.

The ground floor main living areas are seamlessly connected to the garden through large glazed openings which continue to the first floor in the 5 double bedrooms.



ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)

WARM TONES

Dark timber joinery contrast with the light coloured flooring and walls to create warm and inviting comfortable spaces throughout the property.



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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

DANIEL
BREWER

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



REFINED TEXTURES

The raw and natural material selection enhance the sense of luxury and comfort throughout the property.

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)

THOUGHTFUL DESIGN

Interior spaces and openings are thoughtfully crafted to establish a seamless connection to the outdoors, enriching the living experience with the beauty of the surrounding countryside.



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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

EFFORTLESS FUNCTIONALITY FOR FLUID LIVING

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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



MARKETED BY

DANIEL
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[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

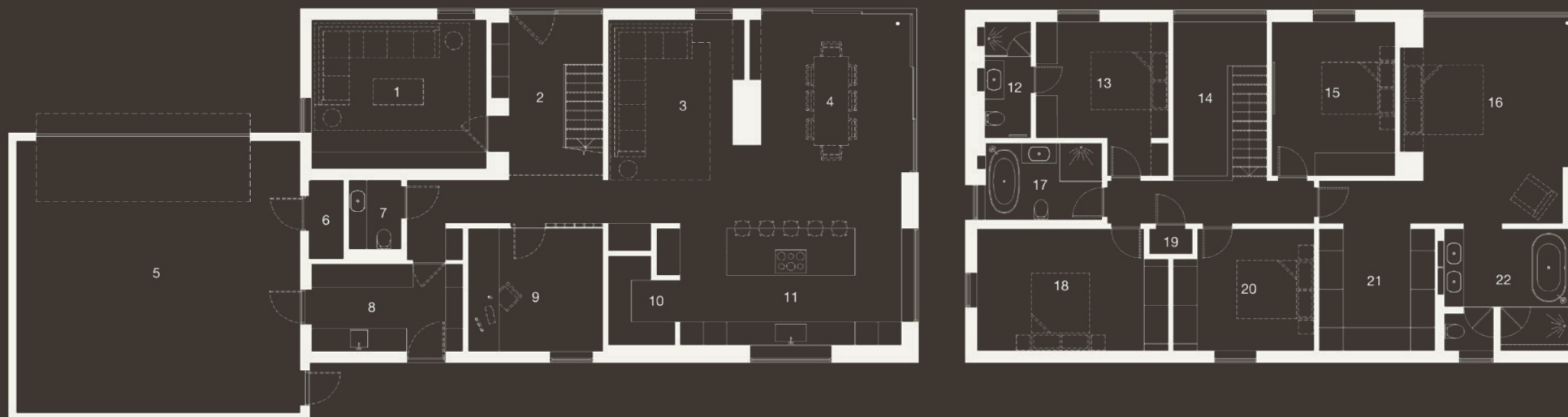
[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



FLOOR PLAN



- | | |
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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

MARKETED BY

DANIEL
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SPECIFICATION

REFINED & CONSIDERED



[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)

SPECIFICATIONS

The specifications for both properties have been meticulously refined to offer an elegant balance of simplicity, practicality, and style. Every aspect has been thoughtfully considered, from the fabric and construction of the buildings to the final selection of fixtures and fittings.

Each residence showcases well-considered design and meticulous detailing, complemented by high-quality fixtures and fittings sourced from carefully chosen brands and suppliers. This attention to detail in through the design and specification process ensures not only aesthetic appeal but functionality and lasting durability.

DESIGN

- Panoramic countryside views from the main living spaces and principle bedrooms
- Seamless connection to the Essex Countryside
- Secure and well connected living
- Fully architecturally designed

KITCHEN, LARDER & DINING AREA

- Bespoke timber handmade kitchen cabinetry by Chardome
- Solid oak larder racks
- Solid oak cutlery inserts
- Concealed Blum hinges and soft close drawer runners throughout
- Quartz worktops and splashbacks
- Built in breakfast cupboard with LED lighting

APPLIANCES

- Quooker hot water tap
- Miele integrated dishwasher
- Miele combi oven
- Miele single oven
- 2 x Miele warming drawers
- Liebherr side by side integrated fridge freezer
- Miele double induction hob with integrated vent
- Caple wine cooler

UTILITY ROOM

- Bespoke timber handmade cabinetry by Chardome including full height cupboard storage & bespoke boot and coat storage
- Sink with tap
- Miele washing machine
- Miele tumble dryer

BATHROOMS

- Individually designed
- Porcelain tiled floors
- Wet room style showers
- LED backlit mirrors
- Fully tiled shower areas
- Rain shower heads
- Vanity units
- Shaver sockets
- Free standing bath to the master and family bathroom
- Mood lighting
- Electric heated towel radiators
- Underfloor heating

FLOORING

- Ground floor dwelling – Polished concrete throughout
- Ground floor garages – Power-floated concrete floors
- First floor landing area – Engineered timber flooring
- Master bedroom / master

dressing room – Engineered timber flooring

- Bathrooms and En-suites – Porcelain tiled floors
- Bedrooms – carpet floors

HEATING

- Wet underfloor heating system throughout the ground and first floors, controllable with Control 4 Smart Home system
- Additional electric towel rads provided to first floor bathrooms and en-suites
- Heating and hot water is supplied by Air Source Heat Pumps
- Hot Water system designed to provide instantaneous hot water at each outlet

VENTILATION

- Mechanical ventilation heat recovery system throughout each property

Spec continued overleaf...



Spec continued...

INTERNAL JOINERY / IRONMONGERY

- Custom designed flush internal doors throughout with concealed hinges and bespoke door linings
- Bespoke timber bench seating with coat and shoe storage to the entrance hall
- Bespoke timber staircase
- Additional Bespoke feature timber shelving to the ground floor entrance hall
- Double sided feature Bioethanol fireplace with integrated shelving and TV Display to the main kitchen / dining area
- Bar area with integrated wine cooler to the main kitchen area
- Bespoke timber fitted wardrobes with integral lighting to the master bedroom
- Custom timber feature bed headboard to master bedroom

ELECTRICAL, LIGHTING, AV, SMART HOME AUTOMATION & SECURITY

- Lighting provided with a combination of internal spot lights and designer pendant lights
- Integrated Feature LED lighting
- Lutron controlled lighting to main living areas and master bedrooms with ability to extend property wide
- Lutron Smart Keypads to Smart home areas
- Flush screwless face plates throughout
- Sonos speakers to the main kitchen and dining area
- Living room pre wired for home cinema system
- Control 4 Smart Home Panel to the ground floor and first floor landing area
- Electric Blind track to the master bedrooms
- CAT 6 Data points and TV

provided throughout the property

- Network (wireless booster) access points pre wired to the ground and first floors
- External lighting provided to all areas of the property, controlled with Smart Home system
- Electrical entrance gates with Video Keypad
- 4No External CCTV Cameras per property
- Gardens pre wired for external speakers

LANDSCAPING

- Native hedge between both plots
- Metal estate fencing to the fronts of both properties with electric vehicle gates
- Post and Mesh fencing to the rear gardens
- Wild flower planting to the property fronts and far rear garden area
- Contemporary planting provided

to landscaping surrounding the immediate property

- Formal grass areas to the gardens
- Designated dining and sitting areas provided with porcelain paving and composite decking
- Front driveways and parking areas hard surfaced

OTHER

- 10 year build warranty provided by Advantage Home Construction Insurance (AHCI)



SUPPLIERS WE WORK WITH

Working with valued, carefully selected suppliers who share our vision for seamless design and effortless living.

Chardome

LIEBHERR

 **LUTRON**
LIGHTING CONTROLS

 **CORTIZO**
ALUMINIOS

 Edward
Parsley
Associates

 **FINITE**
SOLUTIONS

Miele

SONOS

Control 

Quooker

[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

 [PARTNERS](#)

[CONTACT](#)

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REALLY MAKE IT YOURS

We can design, supply, and install a wide range of additional furniture, fixtures, and fittings.

This includes custom-designed curtains, built-in wardrobes tailored to your space, fully equipped outdoor kitchens, and other bespoke elements to enhance functionality.

We also offer a tailored furniture selection service to help you choose pieces that will compliment the spaces within both residences at Princes. Working with our interior designer, you'll receive expert guidance on layout, colour schemes, and materials—ensuring a seamless process and a home that reflects your vision and aligns with your lifestyle.



[ABOUT US](#)

[INTRODUCTION](#)

[LOCATION](#)

[HALFYARD BARN](#)

[EASTFIELD BARN](#)

[SPECIFICATION](#)

[PARTNERS](#)

[CONTACT](#)



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TO ARRANGE A VIEWING

Or for information on the purchasing process please get in touch with **Daniel Brewer Estate Agents**

+44 (01371) 856585 | info@danielbrewer.co.uk

FOR MORE INFORMATION

Questions about the residences, us, the surrounding area please get in touch with **McGuinness and Farrow**

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ABOUT US

INTRODUCTION

LOCATION

HALFYARD BARN

EASTFIELD BARN

SPECIFICATION

PARTNERS

CONTACT

