



Spring Farm 76 Tollesbury Road, Tolleshunt D'arcy , CM9 8UA  
Guide price £600,000

**Church & Hawes**

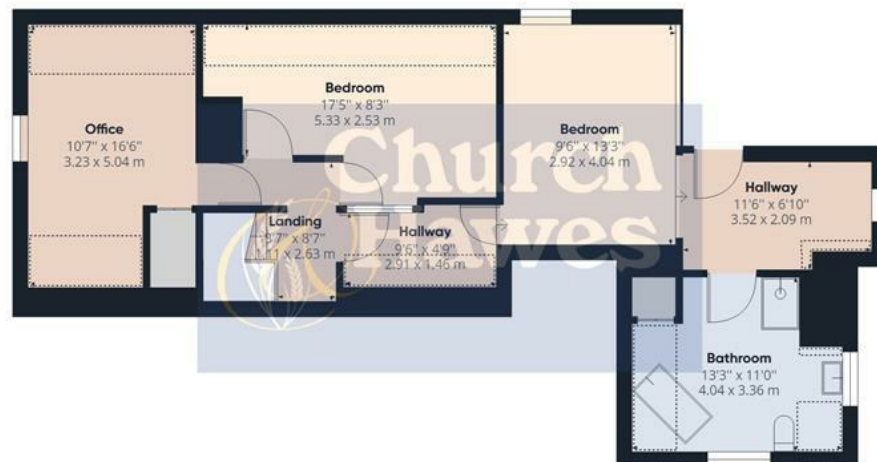
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £600,000 to £615,000! This GRADE II listed semi detached period residence offers charm and character throughout and is situated on an approx 0.4 acre plot with ample DRIVEWAY PARKING and DETACHED DOUBLE GARAGE. This fabulous property has evolved over the years with the original dwelling believed to date back as far as the 15th century functioning as a "Medieval Hall House" with the original section of the First Floor thought to have been added during the 1600's. The property has been renovated throughout retaining many of the impressive features such as an OPEN FIREPLACE and exposed BEAMS. Today, the property comprises THREE/FOUR BEDROOMS with the MASTER SUITE also incorporating a DRESSING ROOM and FOUR PIECE EN-SUITE with freestanding roll top Bath. The diverse Ground Floor includes THREE Reception Rooms in the form of a STUDY/BEDROOM 4 and semi open plan LIVING ROOM and LOUNGE. The bespoke Ground Floor BATHROOM also includes a Roll Top Bath with the KITCHEN/BREAKFAST ROOM situated to the rear of the property overlooking the GARDEN leading out the large patio and outside entertaining area. Council Tax Band F. Energy Efficiency Rating Exempt.



Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

1701.77 ft<sup>2</sup>  
 158.10 m<sup>2</sup>

**Reduced headroom**

148.65 ft<sup>2</sup>  
 13.81 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Main Bedroom 13'3 x 9'6 (4.04m x 2.90m)**

Leaded light window to side, access to loft, fitted wardrobes to one wall with sliding doors, radiator. Door to through landing and steps up to:

**Dressing Room 11'6 x 6'10 (3.51m x 2.08m)**

Lead light window, door to storage cupboard, radiator and door to:

**Five Piece En Suite 13'3 x 11'0 (4.04m x 3.35m)**

Obscure leaded light window to side and rear, radiator, low level w.c., freestanding roll top bath with mixer tap and shower attachment, pedestal wash hand basin, tiled shower unit with low profile tray and glass shower screen with rainfall shower head. Part tiled walls, two storage cupboards, vaulted ceiling,

**Through Landing 9'6 x 4'9 (2.90m x 1.45m)**

Lead light glazed window, access from Master Suite to landing.

**Bedroom 2 17'5 max x 8'3 (5.31m max x 2.51m)**

Lead light window, radiator, two doors to landing.

**Bedroom 3 16'6 x 18'7 (5.03m x 5.66m)**

Lead light double glazed window, exposed timber beams and radiator.

**Landing**

Lead light window to side, exposed beams, stairs down to:

**Entrance Porch**

Entrance door, tiled floor and door to.

**Entrance Hall**

Window, radiator, doors to further accommodation, door to under stairs cupboard and part glazed door to:

**Cloakroom**

Radiator, low level w.c., wash hand basin with tiled splash backs, extractor fan.

**Bedroom 4/Study 16'6 x 10'7 (5.03m x 3.23m)**

Lead light window, radiator, exposed wooden beams.

**Living Room 18'0 x 14'8 (5.49m x 4.47m)**

Lead light glazed windows to sides, impressive red brick built fireplace, exposed wooden beams and stud work through to:

**Lounge 10'10 x 7'11 (3.30m x 2.41m)**

Lead light glazed window to side, radiator, exposed wooden beams, step up to:

**Bathroom 10'10 x 5'6 (3.30m x 1.68m)**

Lead light window, low level w.c., wash hand basin with vanity cabinet and mixer tap, free standing roll top bath, extractor fan, wood-effect tiled floor and exposed wooden beams.

**Inner Hallway**

Access to Sitting room, Bathroom and Kitchen/Breakfast Room.

**Kitchen/Breakfast Room 17'11 x 10'4 (5.46m x 3.15m)**

'L'-shaped with access to the walk-in Pantry with further entrance door to the property, range of lead light windows to three sides and stable door into garden, cottage style units and display units, double Butler sink and mixer tap, integrated Fridge / Freezer, integrated Dishwasher and Washing Machine, space for range cooker, extra freezer, radiator, tiled to floor.

**Utility/Larder Room**

Stunning original hand made entrance door and space for an appliance and storage etc

**Exterior**

The shingle driveway is accessed from Tollesbury Road and extends to both Spring Farm and Spring Cottage. Spring Farm incorporates a generous frontage which is mainly laid to lawn with an ornate fish pond to the front and a range of planting borders, established trees and shrubs. As you then approach the property ample parking is offered on the driveway and DETACHED DOUBLE GARAGE. There is then an enclosed area of garden

extending to the side and rear of the property with a range of planting areas and established trees and shrubs. To the rear are a number of seating areas including a sheltered pergola ideal for entertaining and BBQ s etc. Garden shed and wood store to remain. The plot is approx. 0.4 acres s.t.l.s.

**Double Garage 19'5 x 18'6 (5.92m x 5.64m)**

with two up and over doors, power and light connected, and door into side garden.

**Tolleshunt Darcy H**

Tolleshunt D'arcy is a delightful village nestled within the Essex Countryside between Maldon and Tiptree which provide supermarkets and a range of shopping facilities.

Local village amenities include a Primary School, Public House, Village Restaurant and General Store. The village is also within proximity of Five Lakes Golf and Country Club with two 18 hole Golf Courses and is approximately 2 miles away from the estuary of the River Blackwater. Local residents are spoilt with a range of Countryside Walks and superb rural surroundings.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

