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Signature

Ludgores Farm, Ludgores Lane,  
Danbury, Essex, CM3 4JW



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Danbury  
Essex  
CM3 4JW

A rare opportunity to purchase an attractive four bedroom farmhouse, together with a one bedroom annexe. There is a substantial range of farm buildings and equestrian facilities, set within 129 acres, close to the National Trust's Danbury Common.

- Four bedroom farmhouse and annexe extending to approximately 3,200 sq ft (subject to an Agricultural Occupancy Condition)
- A range of traditional and modern farm buildings extending to over 14,000 sq ft
- Established equestrian facilities including stables, manège and paddocks
- Approximately 115 acres of land, including arable farmland, grassland and woodland
- Reservoir and former orchards
- Offering significant scope for redevelopment and alternative uses, subject to planning
- The property is offered for sale freehold, as a whole.

## Ludgores Farmhouse

The property occupies an elevated position with unrivalled panoramic views over the formal gardens, reservoir and rolling farmland beyond.

Built in the 1970's, the farmhouse is an attractive family home extending to around 3,200 sq ft. The flexible accommodation is spread over two floors and includes a generous self contained annexe, which could be ideally suited to multi-generational living.

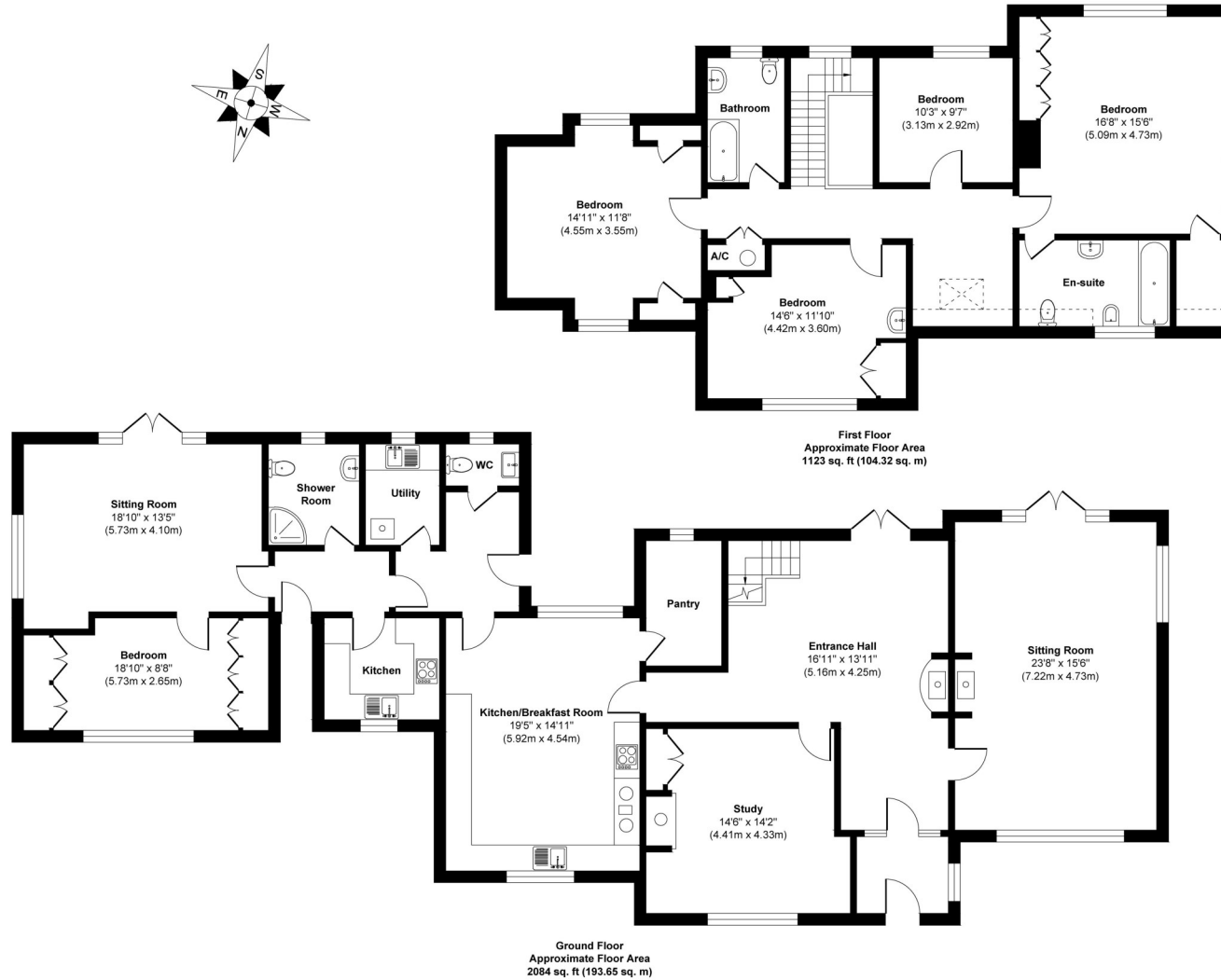
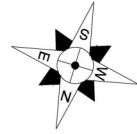
On the ground floor is a welcoming entrance hall with a log burning stove. The large dual aspect sitting room has fabulous south-easterly views over the gardens and reservoir, with French doors leading out to the terrace. There is also a study/dining room and kitchen/breakfast room with oil-fired Aga and a pantry. Beyond the kitchen, a rear hallway leads to a cloakroom, utility room and provides access to the annexe.

The first floor has a spacious landing leading to the principal bedroom which benefits from an ensuite bathroom, there are three further bedrooms and the family bathroom.

The self-contained annexe has independent access and offers a fully fitted kitchen, shower room, a good size sitting room and a double bedroom with fitted cupboards.



# Ludgores Farm, Danbury, CM3 4JW



**Approx. Gross Internal Floor Area 3207 sq. ft / 297.97 sq. m.**  
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## Outside

The house is accessed via the farmyard, leading to a large turning area which provides ample parking.

The formal gardens have a southerly aspect and extend to around 3.5 acres. Beyond the house is a large expanse of well manicured lawns, interspersed with mature specimen trees and shrub borders leading down to the reservoir.

There is also a delightful landscaped pond, stocked with a variety of carp, and areas of pruned fruit trees - a reminder of the former fruit farm. To the east of the farmhouse is a pretty greenhouse and charming cottage garden, perfect for self-sustainable living.

## Reservoir

To the south of the property is the reservoir, which once provided irrigation for the fruit farm. The reservoir sits within an area of approximately 3.25 acres, with 1.80 acres of surface water.

The reservoir was supported by an abstraction licence for up to 2 million gallons, however, this was not renewed after the fruit farm ceased production. It is now fed naturally from the top pond by a series of weirs and is stocked with various silver fish. It is not managed for private or recreational fishing.

## Services

Mains water and electricity are connected to the property, with single and three-phase serving the buildings. The farmhouse and annexe are served by a shared oil-fired central heating system and private drainage.

Tenure - Freehold

Council Tax Band - G (£3,668 for 2024/25)

EPC rating - E

## Important Information

Ludgores Farmhouse is subject to an Agricultural Occupancy Restriction, limiting occupiers to someone currently or previously employed locally in agriculture/forestry, or the dependants of such.

Potential buyers must satisfy themselves that they comply with the Restriction and provide evidence to the agents, if requested.

Interested parties should also be aware of the difficulty in securing a mortgage against such a property and should make appropriate enquiries before viewing.





## Farm Buildings

The property includes a mix of modern and traditional buildings, set around a yard extending to almost 1.25 acres.

All of the buildings have been maintained to an excellent standard and provide a total floor area of over 1,300m<sup>2</sup> (14,000 sq ft), with numerous opportunities for redevelopment and diversification - subject to obtaining the necessary planning consents.

### Essex Barn (17.5m x 5.25m)

Of traditional timber frame construction on a brick plinth, with part rendered and part weatherboard clad elevations, under a peg tiled roof.

### Farm Office, Stores & Workshop

A range of buildings including the former farm office (7m x 4.5m), garage (3.8m x 4.65m) and stores (4.47m x 4m & 4.42m x 7.50m).

These are of traditional timber framed construction with weatherboard cladding to elevations under a peg tiled roof. The workshop (10.57m x 7.62m) is of brick construction with rendered elevations.

## General Purpose Barns

Central to the yard is a range of three interconnecting barns, each measuring approximately 18m x 9m, providing a total floor area of about 486m<sup>2</sup>. The first building has been subdivided to provide a store and workshop. The middle unit is clear span with doors to both ends, and the third is open fronted and provides covered machinery storage.

### Grain Store (10.50m x 23.50m)

Of steel portal frame construction with part concrete block walling and fibre cement cladding to upper parts and roof.

### Equine Building (10.50m x 36.00m)

Converted from the former piggeries to provide an excellent range of stables. The American style stables include five stables, one foaling box, a tack room and feed area. To the rear is an open space which could provide additional stabling and gives access to a small yard and paddocks beyond.

To the south of the grain store is a manège, measuring approximately 41m x 24m with sand and rubber surface.







### **Paddocks**

To the west of the equestrian building are a series of paddocks totalling about 5 acres. These provide up to nine separate enclosures, separated by established hedgerows and fences.

### **Arable Land**

The arable land slopes gently to the south and extends to almost 85 acres. The land has been contract farmed on a standard cereal rotation and is currently cropped with spring barley.

The land is classified as Grade 3 and mainly of the Efford 2 Association, providing well drained fine loamy soils over gravel or clay - suitable for cereals and other arable crops.

### **Grassland**

To the south is an area prone to seasonal waterlogging and flooding. This extends to approximately 18 acres, which has been sown to grass and planted with cricket bat willows.

### **Woodland**

Along the southern boundary is an area of woodland extending to around 7.50 acres. The woodland is largely unmanaged but provides an attractive area of amenity woodland and screening to the property.

### **Agents Notes**

Basic Payment Scheme - there are no payments included with the property.

Holdover - The Vendors reserve a right of Holdover in respect of the harvest of the 2024 crop.

Sporting Timber & Mineral Rights - Included with the freehold, so far as they are owned.

### **Local Authority**

Chelmsford City Council  
Duke Street  
Chelmsford  
Essex  
CM1 1JE  
Tel: 01245 606606

### **Viewing Arrangements**

Strictly by appointment only through the selling agent, David Ward on 01206 216550 or email [dw@fennwright.co.uk](mailto:dw@fennwright.co.uk).

**What3words:** loyal.spelling.triads





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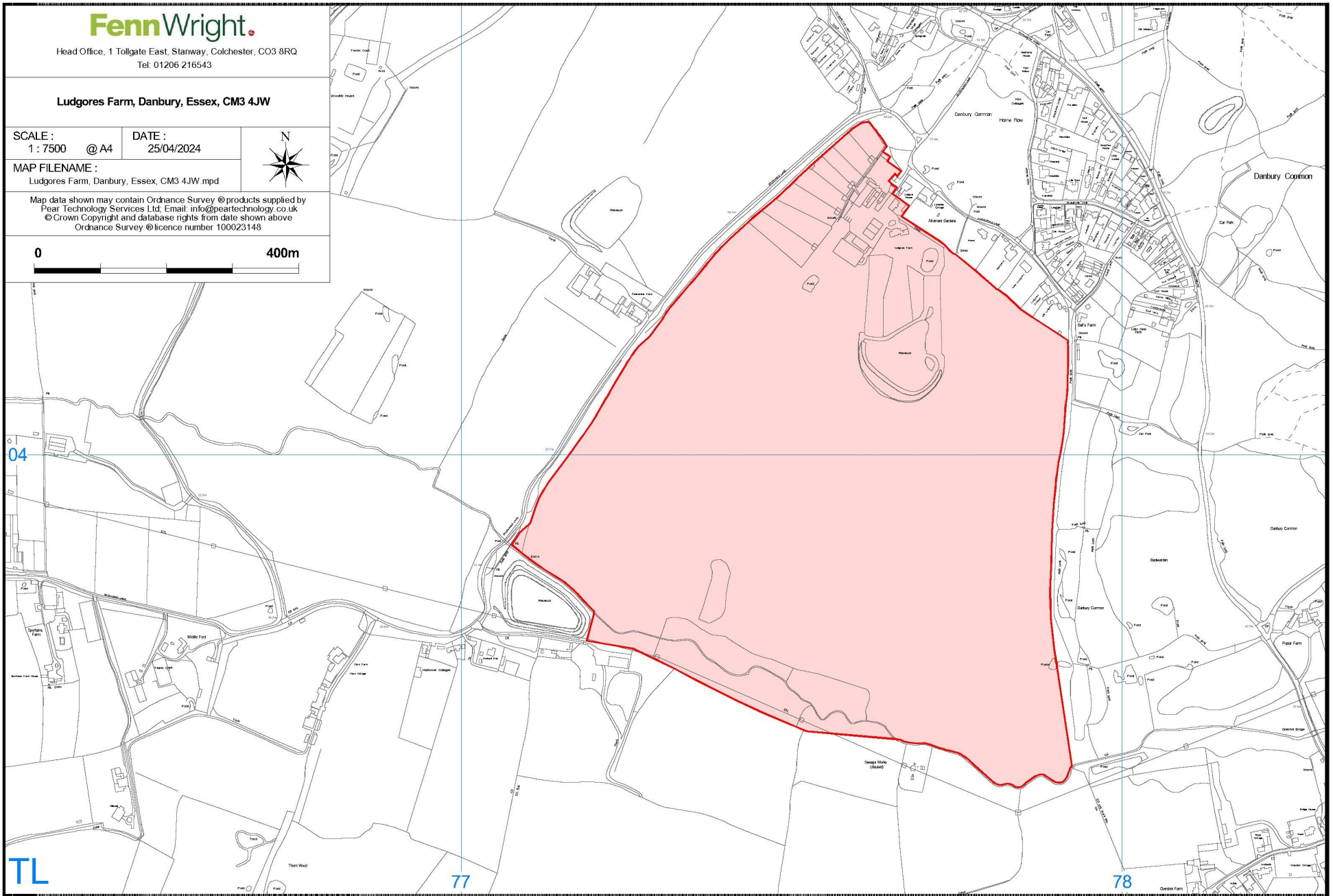
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