



## The Green, Blackmore

Offers Over £260,000



- Beautifully converted one-bedroom barn in a sought-after village setting
- Shared rear garden with an added bonus of a timber framed shed
- Impressive open-plan lounge/kitchen with high ceilings and feature beams
- Contemporary fitted kitchen with integrated fridge freezer, dishwasher and hob
- Generous double bedroom with fitted wardrobes
- Modern shower room finished in a sleek, neutral style
- Smart exterior cladding blending character with low maintenance appeal
- Private parking & Electric gated entrance
- Gas central heating for efficient comfort
- Immediately adjacent to The Leather Bottle pub — ideal for social village living



**Set within the postcard-perfect surrounds of Blackmore, this beautifully presented one-bedroom converted barn offers a rare opportunity to enjoy character, charm and contemporary comfort in an idyllic village setting.**

**The property immediately captivates with its smart exterior cladding — a tasteful nod to its agricultural heritage, now thoughtfully reimagined for modern living.**

Step inside and the sense of space is undeniable. The impressive open-plan lounge/kitchen is defined by high ceilings and striking feature beams, creating a wonderful blend of rustic charm and contemporary style. Natural light enhances the volume of the room, while the open layout provides flexibility for both relaxed evenings and entertaining guests.

The kitchen area is sleek and well-appointed, complete with integrated fridge freezer, dishwasher and hob, ensuring clean lines and practical efficiency. Everything has been designed to maximise both style and functionality, making this an ideal home for professionals, downsizers or those seeking a refined village retreat.

The bedroom is a generous double, offering a calm and comfortable sanctuary. Fitted wardrobes provide excellent storage without compromising floor space, maintaining the room's streamlined feel.

Completing the accommodation is a modern shower room, finished in a crisp, contemporary style — practical, polished and ready to enjoy.

Externally, the property benefits from an allocated parking space — an invaluable addition in such a desirable village location — along with gas central heating for year-round comfort.

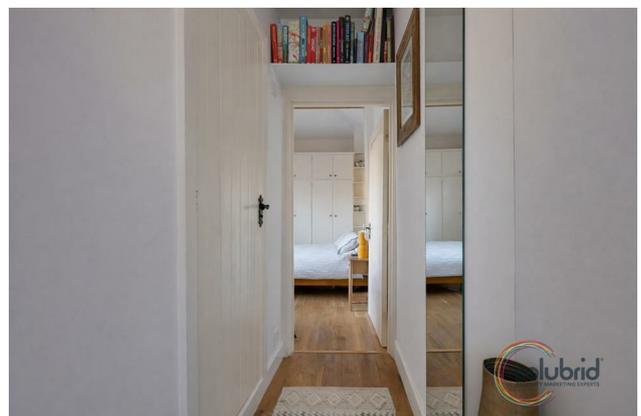
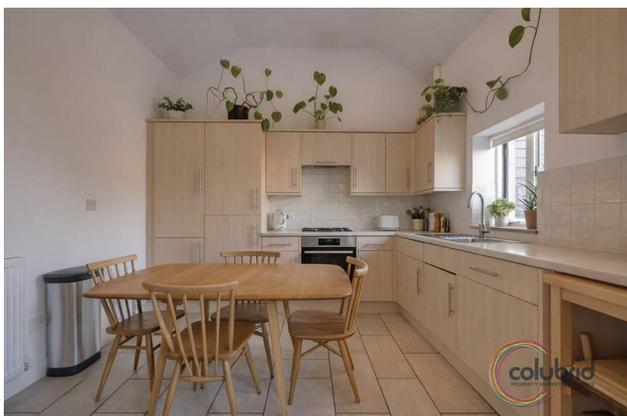
Positioned right beside the much-loved The Leather Bottle, you are perfectly placed to enjoy cosy evenings by the fire or relaxed Sunday lunches just moments from your front door.

Shared rear garden providing a peaceful outdoor space ideal for relaxing, entertaining or enjoying the tranquillity of village living.

Families and future planning are equally well catered for, with Blackmore Primary School, rated Good by Ofsted, within easy reach.

This is village living at its most appealing — characterful, low maintenance and effortlessly stylish, all set within one of Essex's most charming locations.

Blackmore is a charming, historic village in the countryside just outside Ingatestone and around 7 miles from Chelmsford. Known for its traditional village green, period homes, and strong community feel, Blackmore offers a rural lifestyle while still being well connected to London.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/1-stable-yard-the-green-ingatestone-cm4-0rl/5071339>

Service Charge: £125.00 per annum  
Building Insurance: £355.00 per annum  
Annual Ground Rent: £150.00  
Length of Lease: 103 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**

