



**Browns Barn,
Belchamp St Paul, Essex**

**DAVID
BURR**



Browns Barn, Church Street, Belchamp St. Paul, Essex CO10 7DQ

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine slate village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street via Sudbury (7 miles to the station), Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

A stunning Grade II Listed barn conversion is situated in a quiet rural location backing onto open countryside. The property boasts a unique open-plan layout with striking features, including an exposed oak frame, full-height windows, and a galleried landing, creating a modern, non-traditional living space ideally suited for entertaining. All complemented by modern kitchen and stylish bathrooms. The property sits within large mature grounds, affording a great deal of privacy with double garage, studio/home office and workshop with the potential to convert into annexe accommodation (Subject to the necessary planning consent). Manicured lawns and orchard. In all about 0.5 of an acre.

A stunning Grade II Listed barn conversion situated in a quiet rural location.

Entrance into:

ENTRANCE VESTIBULE: Full height glazing windows and open plan into the:

OPEN BARN: A charming vaulted open-plan space segregated as:

SITTING AREA: A stunning space enjoying double aspect outlook to the gardens, exposed beams and storage cupboard under the stairs.

DINING AREA: Featuring stunning heavy oak timbers and vaulted ceiling with stairs rising to the mezzanine. Steps down to:

KITCHEN/BREAKFAST ROOM: Fitted with a range of units under worktop with 1.5 bowl sink and drainer inset. Appliances include an integrated electric oven with four ring induction hob and hood over. Space for a dishwasher and fridge/freezer. Further features include a breakfast bar, tiled flooring, exposed beams and sensor lighting.

UTILITY/BOOT ROOM: Newly fitted with a further range of units under worktops with Butler sink inset proving space for further appliances, large airing cupboard, large storage cupboard and a glazed door leads out to the terrace.

BATHROOM: Stylishly equipped with a WC, vanity sink unit, panelled bath with shower over, heated towel rail and expansive tiled walls and floor.

BEDROOM 4: Situated to the rear of the property featuring full height windows to the rear and exposed beams.

MEZZANINE BEDROOM 3: A lovely light double aspect double bedroom enjoying a pleasant outlook over the gardens and countryside beyond.

First Floor

A key feature of the property is the impressive galleried landing. This spacious area is ideal for use as an occasional study with inset lighting and ample power points.

BEDROOM 1: A charming room with a range of built-in wardrobes, oak flooring and exposed beams, whilst enjoying a pleasant outlook to the side. **En-Suite** Stylishly fitted with a WC, vanity sink unit, circular tiled shower cubicle and heated towel rail.

BEDROOM 2: Fitted with two pairs of double wardrobes, oak wood flooring and a picture window, enjoying splendid views over adjacent countryside.

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Outside

The property is entered via a gravelled driveway providing parking and turning for multiple vehicles, in turn leading to the **DOUBLE GARAGE** with electric roller shutter doors, light and power connected and **WORKSHOP** and The **STUDIO** has air conditioning/heating unit and has been insulated and enjoys power and light. The gardens are truly an asset to the property having been meticulously landscaped in recent years and extensively planted with a variety of mature shrubs, flowers and trees. To the side is a large pond surrounded by Weeping Willows offering a haven for wildlife, leading onto an orchard incorporating apples and plums. To the rear of the property are extensive lawns, paved terrace with a south-facing greenhouse and large barn style shed. An important feature of the gardens are their unique privacy and splendid countryside views. In all about 0.50 of an acre.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood on brick plinth.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: G. £3,419.90 per annum.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RESTRICTIONS ON USE OR COVENANTS: A covenant is in place with regard to access for maintenance purposes.

FLOOD RISK: None known.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Braintree District Council Ref: 25/00482/VAR

Variation of Condition 2 of (Approved plans) of approved application 22/00317/HH granted on 30.03.2022 for the erection of single-storey rear extension. Variation would allow a change in the design including, the provision for a ground floor, wheelchair accessible bedroom with en suite, the reduction of the overall size of the extension and the change to a timber framed construction.

ASBESTOS/CLADDING: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.



First Floor
Approximate Floor Area
213 sq. ft
(19.82 sq. m)

Outbuilding
Approximate Floor Area
587 sq. ft
(54.49 sq. m)

Ground Floor
Approximate Floor Area
1,527 sq. ft
(141.90 sq. m)

First Floor
Approximate Floor Area
917 sq. ft
(85.18 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





