

PERIOD HOMES

Moulsham Barn Waterson Vale, Chelmsford. CM2 9QE

Guide Price £475,000 - £525,000

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An exceptional opportunity to acquire a beautifully presented Grade II listed barn conversion, Moulsham Barn combines an abundance of character and charm with spacious, versatile accommodation, creating a truly distinctive home in Chelmsford.

Arranged over two floors, the property offers a thoughtfully designed layout, with the ground floor comprising two well-proportioned bedrooms, both benefiting from en-suite facilities. The accommodation is complemented by a fitted kitchen, providing ample storage and worktop space, alongside a generous dining room which offers an ideal setting for entertaining family and friends. An entrance hall completes the ground floor, providing a welcoming introduction to the home and access to the principal living areas.

The first floor is undoubtedly a particular highlight, featuring an impressive sitting room extending to approximately 24'3" x 31'8". This remarkable space showcases the character one would expect from a traditional barn conversion, with attractive exposed beams and a vaulted ceiling creating a wonderful sense of height, light and openness. The generous proportions offer considerable flexibility for a variety of furniture arrangements, while providing an inviting environment in which to relax or entertain. Doors lead directly onto a private balcony, offering an appealing spot to enjoy a morning coffee or unwind at the end of the day.



Moulsham Barn, Waterson Vale

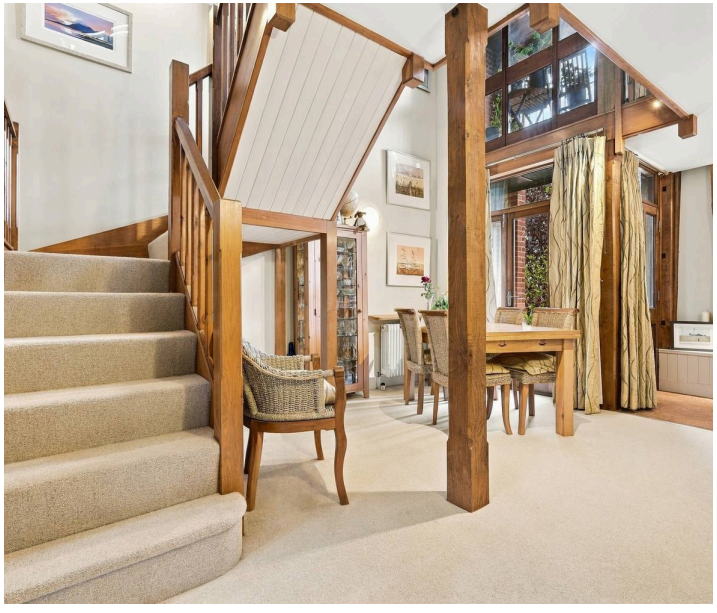
Chelmsford. CM2 9QE

Externally, the property benefits from a private rear garden, providing valuable outdoor space for relaxation, gardening and al fresco dining during the warmer months. Further practical advantages include a cart lodge with three allocated parking spaces, ensuring convenient off-street parking.

Well presented throughout, Moulsham Barn offers a rare combination of period character, generous living accommodation and modern-day practicality. The distinctive first-floor reception room, en-suite bedrooms and attractive outdoor space make this a particularly appealing home for buyers seeking something a little different from the conventional property.

Anti-Money Laundering Checks and Legal Support: A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).





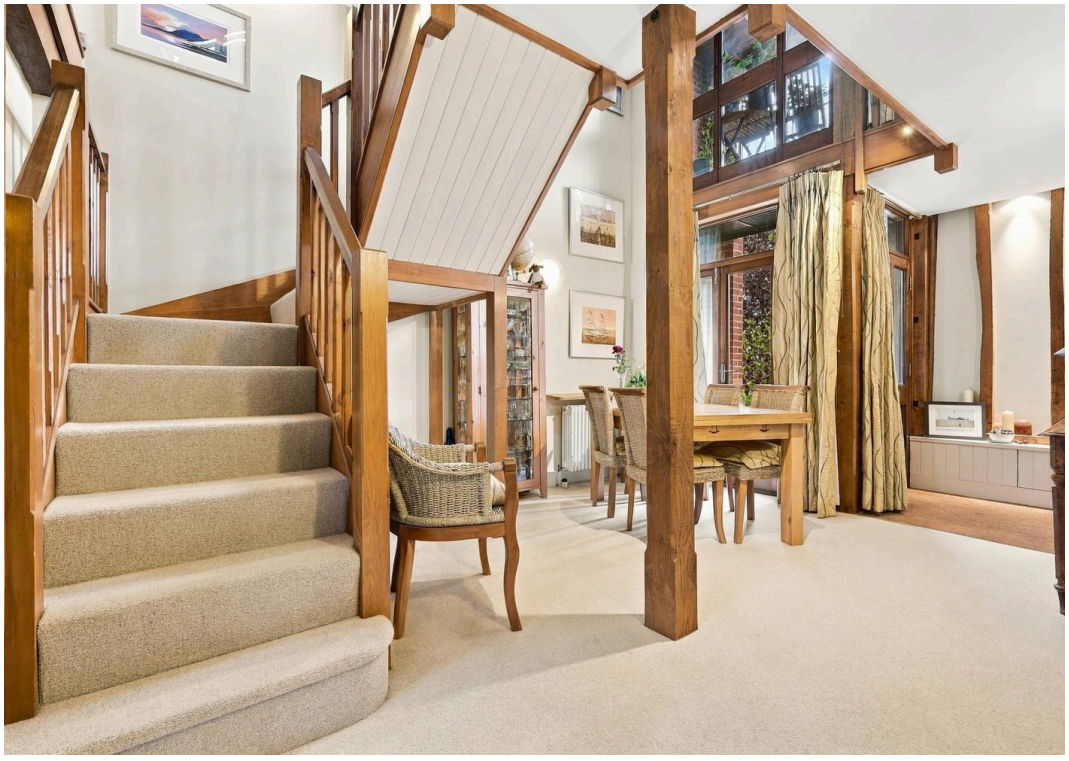




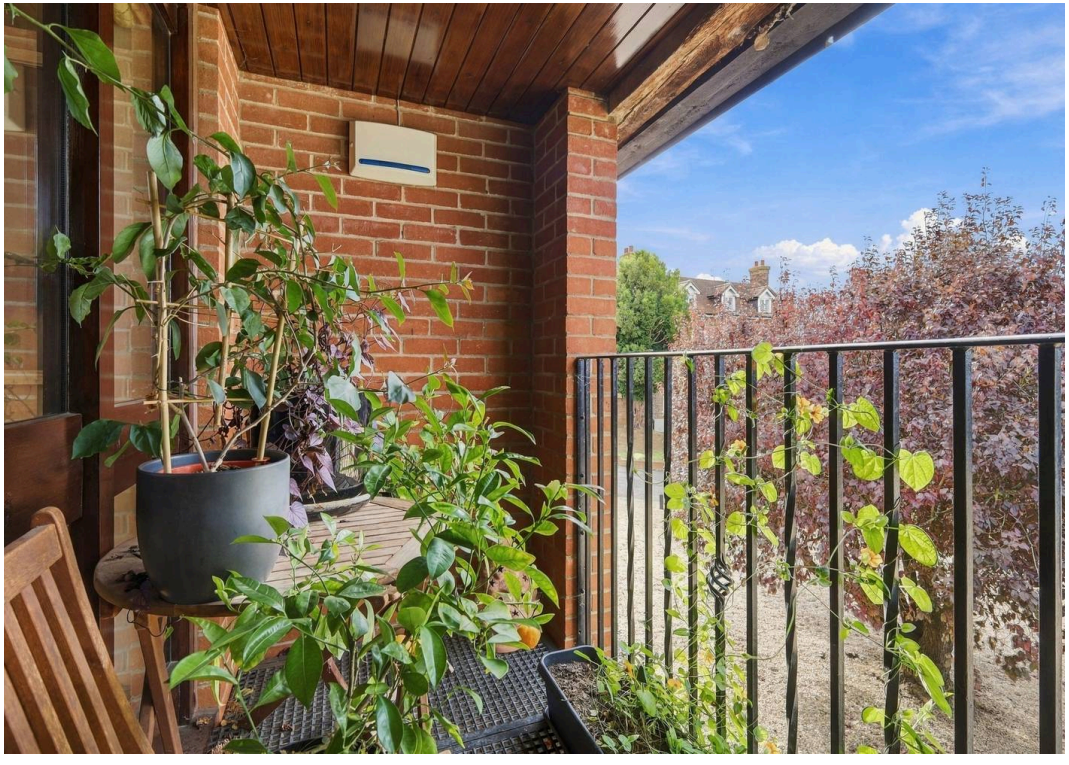
















Moulsham Barn

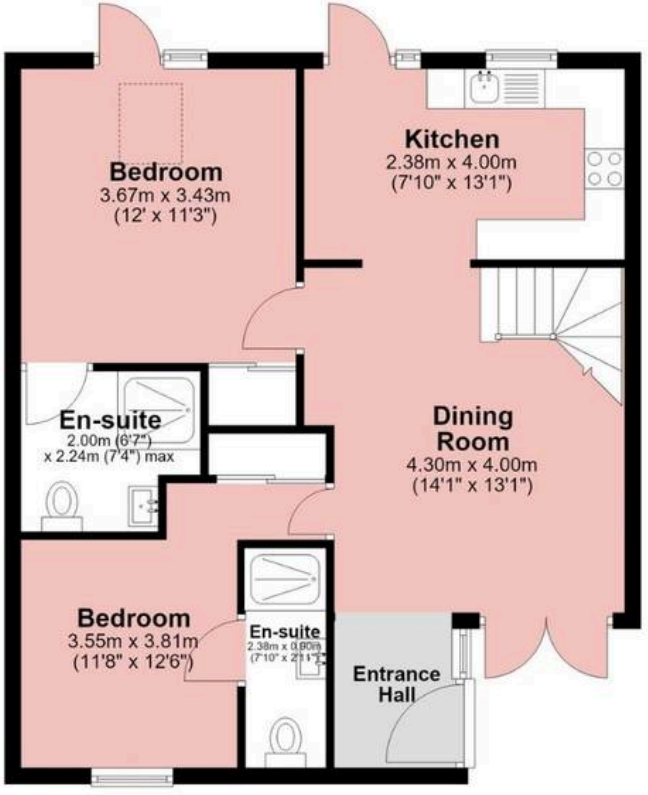
Approx. Gross Internal Area 119.9 sq metres (1290.4 sq ft)

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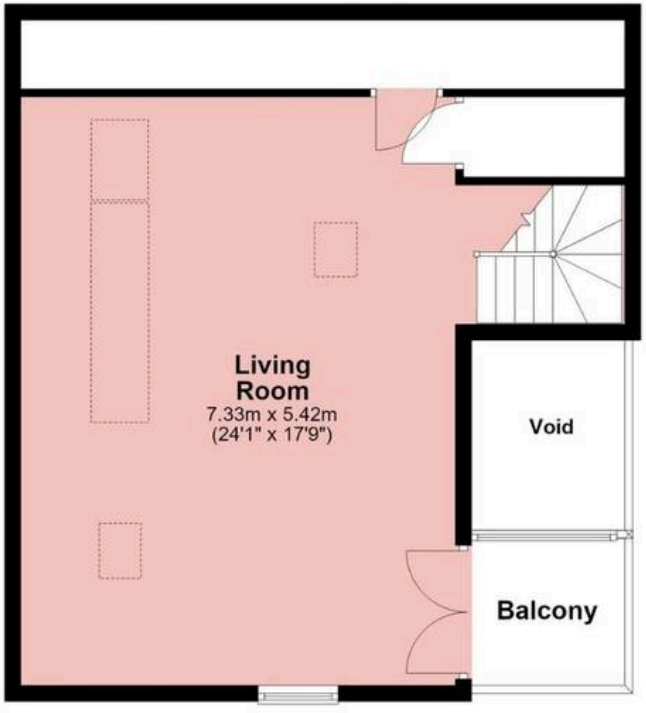
Ground Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.8 sq. feet)
(excluding Balcony, Void)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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About Us

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