



The Barn, Braxted Park Road, Tiptree CO5 0QB

welcome to

The Barn, Braxted Park Road, Tiptree

A unique five bedroom detached house which situated in an enviable position in Great Braxted on an approximate 3 acre plot. IMMEDIATELY AVAILABLE. Planning approval for the demolition of two agricultural buildings and for four new dwellings.

Entrance Hall

Entering through a large wooden door is the hallway with the stairs rising to the first floor, a door leading to the downstairs cloakroom and the study on the right, to the left this opens up into the large living room.

Living Room

26' x 21' (7.92m x 6.40m)

A vast living space with a large Inglenook fireplace set into a red brick chimney with an oak bressummer. There are floor-to-ceiling windows are to the side with double patio doors leading to the side garden. There are four cast iron radiators that surround the room

Kitchen

18' x 11' (5.49m x 3.35m)

A large country style kitchen which comprises a one and a quarter sink unit with adjoining oak wooden surfaces and a range of under cupboards. There is space and plumbing for a washing machine, tumble dryer and rangemaster gas cooker. The floors are tiled throughout, a window to the side, a window to the front and a barn door leading to the side garden.

Dining Room

18' 1" x 13' 1" (5.51m x 3.99m)

A well proportioned reception room with an open fire set into the red brick chimney breast with an oak bressummer. There is one radiator, a window to the side and one to the rear and a barn door leading to the garden.

Landing

A truly unique wrap around mezzanine landing acts as a balcony overlooking the living room with floor to ceiling windows providing stunning views of the neighbouring fields. There are four cast iron radiators, one in each corner of the landing and a stair case leading to separate bedrooms.

Bedroom One

14' x 12' 1" (4.27m x 3.68m)

A large double bedroom with a window to the side, a window to the front and one radiator.

Ensuite

A three piece suite comprising a low level W/C, a pedestal wash hand basin and a free standing bath. Complete with a window to the side and one radiator

Bedroom Two

13' x 11' (3.96m x 3.35m)

A large double bedroom with a window to the side, a window to the rear and one radiator.

Bedroom Three

14' x 8' (4.27m x 2.44m)

A large double bedroom with a window to the side, a window to the front and a window to the rear.

Attic Bedroom

14' x 8' (4.27m x 2.44m)

A large double bedroom with a double glazed window to the front.

Attic Bedroom Two

14' 8" x 8' (4.47m x 2.44m)

A large double bedroom with a window to the side.





Family Bathroom

A three piece suite comprising a high level W/C, a pedestal wash hand basin and a shower cubicle. Complete with a window to the side and one radiator.

Outside

To the front is a large drive which provides access to each of the two large barns and the house. There is a large lawned side garden which is enclosed by a small hedge and wraps around the house and leads to the approximate 2 acre meadow (sts)

Barn 1

A large barn, 1,851 sq ft, which has had planning permission to demolished. Planning for two semi-detached dwellings to be built.

Barn 2

A large barn, 3,953 sq ft, which has had planning permission to be demolished. Planning for two semi-detached dwellings to be built.



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welcome to

The Barn Braxted Park Road, Tiptree

- Fantastic opportunity to personalise
- Grounds of around 3 acres
- Detached house of 3,330 sqft requiring updating
- Approximately 5,804 sqft of outbuildings
- Planning obtained for barn conversions
24/00072/PACUAR

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,200,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
CGS105539 - 0002

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