



Waltons Hall Road, Linford

£900,000



- Grade II Listed 16th Century Farmhouse – Exceptionally preserved historic character with exposed beams, original fireplaces, and period features throughout.
- Five Spacious Bedrooms Across Three Floors – Generously proportioned rooms, including two on the top floor, providing flexibility for family, guests, or home offices.
- Beautifully Appointed Kitchen – Fully refurbished with modern fixtures and integrated appliances, combining style and functionality for everyday living and entertaining.
- Generous Reception Spaces – Lounge, large dining room, and study offer versatile living spaces with plenty of natural light and period charm.
- Family Bathroom with Luxury Features – Freestanding bath, separate shower cubicle, and high-quality fittings create a spa-like retreat.
- Ground Floor WC – Practical convenience for family life and entertaining guests.
- Wraparound Mature Garden – Expansive private plot with landscaped rear garden, perfect for outdoor dining, play, or relaxing.
- Large Driveway and Entrance – Provides ample parking for multiple vehicles and impressive street presence.
- Detached Barn with Stables – Planning permission granted to convert into a one-bedroom annexe, ideal for guests, extended family, or a creative space (plans available in photos).
- Sympathetically Refurbished Throughout – Modern upgrades meet historic charm seamlessly, creating a home that is both luxurious and characterful.



Suttons Farm is a rare slice of history with all the modern comforts you could wish for. This Grade II listed, 16th Century farmhouse has been meticulously refurbished by the current owners, retaining its period charm—think exposed beams, original fireplaces, and timeless character—while introducing contemporary touches that make day-to-day living effortless.

Set across three floors, the accommodation is both practical and stylish. The ground floor offers a welcoming entrance hallway, a generous lounge perfect for relaxing or entertaining, a large dining room ideal for family meals or dinner parties, a study for quiet working, and a beautifully appointed kitchen fitted to a high standard. A convenient ground floor WC completes this level.

Upstairs, the first floor features the main family bathroom, a serene space with a freestanding bath, separate shower cubicle, and elegant fittings, along with a selection of generously proportioned bedrooms. The second floor houses two further good-sized bedrooms, offering versatility for guests, children, or a home office.

Externally, the property occupies a large, wraparound plot. A spacious driveway leads to the house, providing ample parking, while the mature rear garden offers privacy, space for gardening, and plenty of room for summer entertaining. Adding even more appeal, a detached barn with stables benefits from planning permission to convert into a one-bedroom annexe, ideal for guests, extended family, or a private retreat (plans available in photos).

Suttons Farm combines timeless charm, modern luxury, and incredible versatility—a home that's ready to live in, impress, and inspire. A rare opportunity to own a true historic gem on a grand plot, with character in every corner.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/suttons-farm-waltons-hall-road-stanford-le-hope-ss17-0rh/5092144>

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.

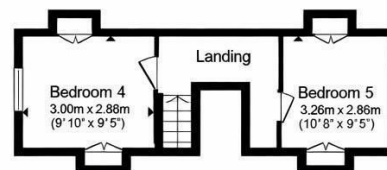
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor



Second Floor



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