



Bardfield End Green, Thaxted, CM6 3PX

CHEFFINS

Bardfield End Green

Thaxted,
CM6 3PX

4 2 5

Guide Price £600,000

- Unlisted barn conversion
- Approved planning for change of use from Class E commercial to a residential dwelling
- Stunning vaulted ceiling with exposed timbers
- Approx. 2,500 sqft
- Beautiful semi-rural location
- Plot approaching 0.25 of an acre

An unlisted, detached barn conversion set in a tucked-away location with stunning views. The barn currently has Class E commercial use and benefits from planning permission to create a stunning, residential property.





LOCATION

Bardfield End Green is a small hamlet on the outskirts of Thaxted, a medieval market town featuring many historic buildings, Guildhall and Church. Thaxted provides a range of amenities including a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. Thaxted has an excellent primary school with an outstanding Ofsted Report. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

HARDINGS BARN

Hardings Barn was converted in the 1990s from agricultural to commercial use. The premises is registered for Class E commercial use and offices, providing an opportunity to run a business from a stunning, historic building set in a tucked away location.

PLANNING PERMISSION

The barn benefits from approved planning permission to convert into a residential dwelling. Full details can be found on the Uttlesford Planning website under reference UTT/24/1191/FUL. The planning would provide an opportunity for a stunning, detached barn conversion with accommodation of approximately 2,500 sqft.

Proposed accommodation:

Ground floor - Spacious entrance hall, open plan kitchen/dining/living room with part-vaulted ceiling, utility room, cloakroom and two studies. Master bedroom suite with dressing room and en suite shower room.

First floor - Landing with extensive storage, three bedrooms and family bathroom. Two mezzanine rooms accessed via the dining room.

Outside there is provision for off-street parking for several vehicles and a garden with a southerly aspect.

CURRENT LAYOUT

The existing commercial and office space comprises:

GROUND FLOOR

Entrance is via a spacious, reception/office with an impressive vaulted ceiling with exposed timbers. There are a pair of staircases leading to two mezzanine office rooms, both with windows with views of the surrounding countryside. A glazed door leads to a private meeting room with windows overlooking the garden. In addition, there is an further office/store with windows to two aspects. A rear lobby leads to a small kitchenette and a shower room and a door leading to the large, open plan office space which has a series of windows and glazed doors providing a good

degree of natural light and access to the outside space. Adjoining the open plan office is a further kitchenette, cloakroom and staircase rising to the first floor.

FIRST FLOOR

A further large open plan office space with a series of skylight windows providing natural light and views of the surrounding countryside. Door providing secondary access to one of the mezzanine office rooms.

OUTSIDE

The property is set in a stunning, private and tucked-away location, a short distance from the well-served town of Thaxted. It is approached via a gravelled driveway providing extensive parking with EV charging points, in turn leading to the garden which is laid to lawn with mature hedging and views over the adjoining countryside.

Current EPC Rating - 97 'D'

VIEWINGS

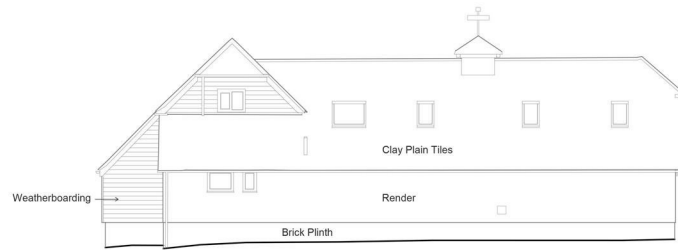
By appointment through the Agents.

EXISTING COMMERCIAL FLOOR PLAN



Illustration for identification purposes only, measurements are approximate, not to scale.

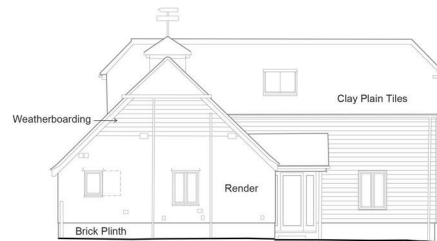
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



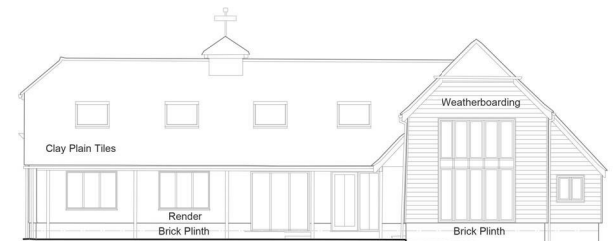
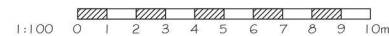
Proposed North-West Elevation 1:100



Proposed North-East Elevation 1:100



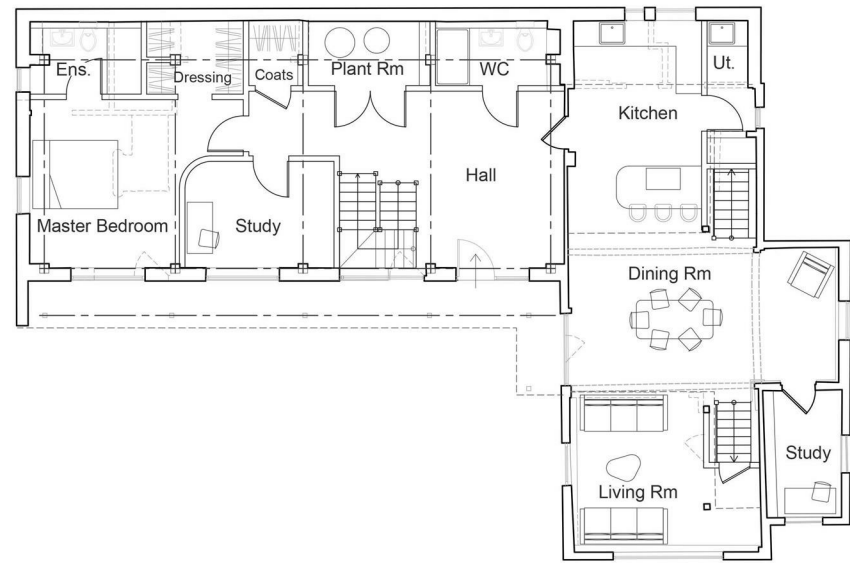
Proposed South-West Elevation 1:100



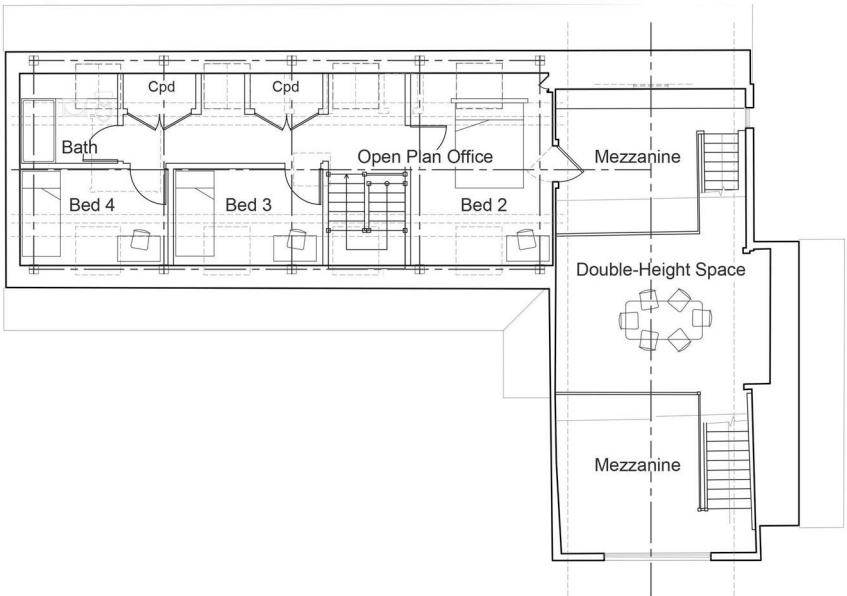
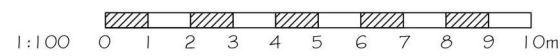
Proposed South-East Elevation 1:100

Guide Price £600,000
Tenure - Freehold
Council Tax Band - Exempt
Local Authority - Uttlesford

PROPOSED RESIDENTIAL FLOOR PLAN

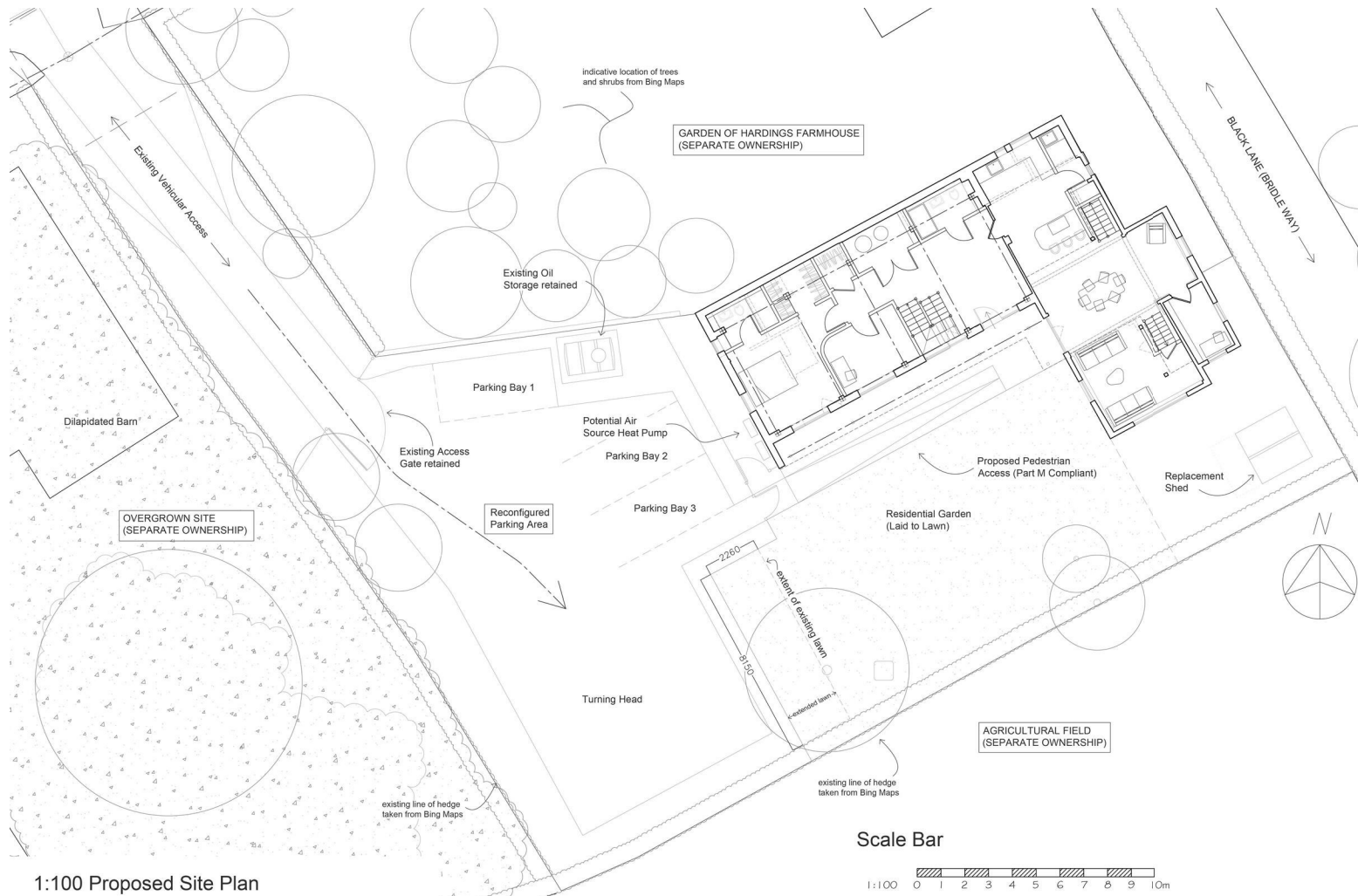


Proposed Ground Plan 1:100



Proposed First Floor Plan 1:100





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

