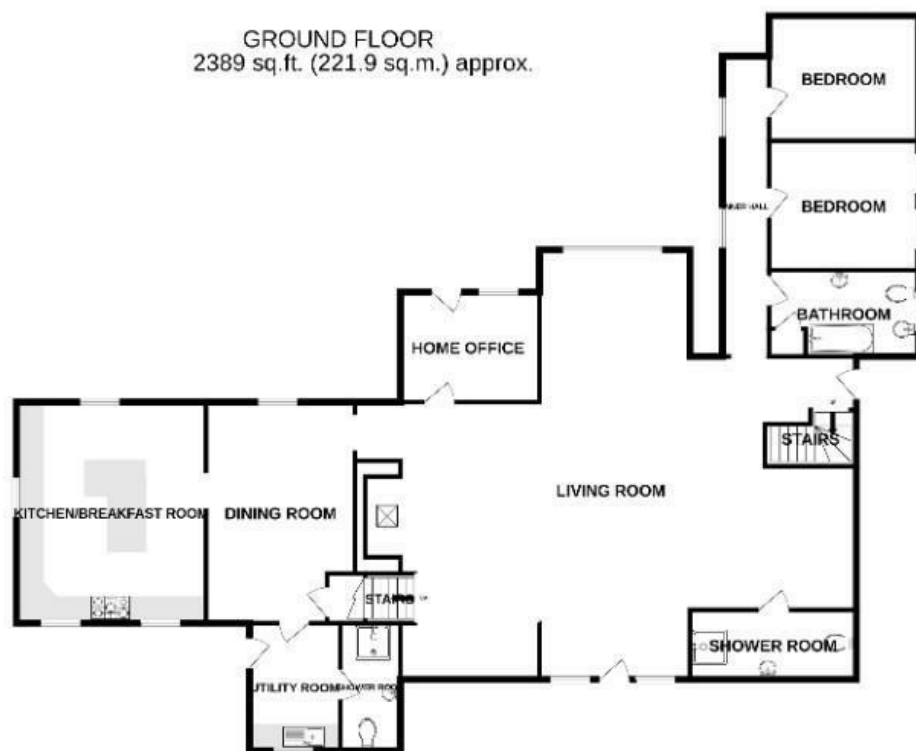


1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



GROUND FLOOR  
2389 sq.ft. (221.9 sq.m.) approx.



TOTAL FLOOR AREA : 3170 sq.ft. (294.5 sq.m.) approx.  
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#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## BRAINTREE ROAD, SHALFORD, BRAINTREE

### OFFERS OVER £900,000



## BRAINTREE ROAD SHALFORD BRAINTREE

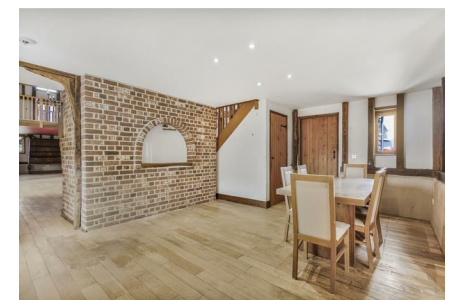
*Goldsticks Farms is a substantial and characterful property that was re-built in around 2007 set within generous grounds, offering spacious and versatile accommodation with a wealth of exposed timbers, vaulted ceilings and exposed brickwork. While the property would benefit from some modernisation in parts, it remains a highly distinctive and liveable home with excellent potential.*

*The accommodation includes a utility room, shower room, dining room with exposed timbers and brickwork, kitchen, and an impressive vaulted living area with exposed beams, original brick fireplace and large windows to the rear. The vaulted living space also incorporates a snug area beneath the gallery, together with access to a reading room and an inner hallway.*

*The inner hallway leads to two bedrooms and a family bathroom, while a secondary set of stairs from the main living area rise to a principal bedroom area, featuring exposed timbers, vaulted ceilings as well as a dressing area and en-suite.*

*Externally, the property is approached via a five-bar timber gate onto a concrete driveway, with access to a range of outbuildings including cart lodge storage, former stables, storage rooms, a timber-built shed and a games room/annexe area requiring renovation. The grounds include lawned garden areas, mature trees and shrubs, patio space and extensive parking, with further access available from a secondary shared driveway.*

*Overall, this is a unique and characterful home with impressive internal space, extensive grounds and excellent potential for improvement or ancillary use, subject to any necessary consents.*





**Annex/Games Room**  
29'2" x 14'5" (8.9m x 4.4m)  
Doors to front & rear aspects, French doors to garden aspect, with kitchenette area, access to a shower room, central heating with multiple radiators, inset spotlights, various power points. In need of renovation.

**Additional Information**  
Underfloor heating throughout ground floor, Oil fired central heating,

There are 13 Acres of Land locally available via separate negotiation

**Local Area**  
Braintree is a popular and well-connected market town offering a wide range of amenities including a bustling High Street with shops, restaurants and public houses, along with the highly regarded Braintree Village shopping outlet. The town benefits from excellent transport links via the A120 and A131, as well as direct rail services to London Liverpool Street via Witham.  
Braintree offers a variety of primary and secondary schools, leisure facilities, and parks, along with access to the Fitch Way providing scenic walks and cycling routes. Rich in history, the town retains links to its textile heritage, with attractions such as the Braintree Museum and Warner Textile Archive.

- **No Onward Chain**
- **Beautifully Presented Vaulted Living Area**
- **Underfloor Heating Throughout The Ground Floor**
- **Wealth Of Period Features, Including Exposed Timbers & Feature Fireplaces**
- **Galleried Mezzanine & Snug Area**
- **Principal Suite With Dressing Area & En-Suite**
- **Family Bathroom & Shower Room**
- **Potential Annex/Games Room In Need Of Renovation**
- **Multiple Storage Outbuildings**
- **Driveway Access & Parking Throughout The Plot**

**Entrance/Utility Room**  
10'2" x 7'6" (3.1m x 2.3m)  
Double glazed timber window to front aspect, various base and eye level units, single unit stainless steel sink with mixer tap and drainer unit, space for washing machine & separate tumble drier, access to loft area, underfloor heating, tiled flooring, inset spotlights, various power points, extractor fan. Doors to: Shower Room, Dining Room.

**Shower Room**  
Three-piece suite, low level WC, pedestal wash hand basin with separate taps, tile enclosed shower with glass sliding door, partially tiled walls, tiled flooring, inset spotlight, wall mounted light fixture.

**Dining Room**  
18'0" x 12'5" (5.5m x 3.8m)  
Double glazed timber window to rear aspect, double glazed timbers to front aspect, access to understairs storage, inset shelving unit, exposed brickwork, exposed timbers, underfloor heating, timber flooring, inset spotlights, various power points. Opening to: Kitchen

**Kitchen/Breakfast Room**  
18'0" x 15'5" (5.5m x 4.7m)  
Timber stable door to rear aspect, double glazed timber windows to front, side & rear aspects, Various base level units with granite effect worksurfaces over, island unit with breakfast bar seating for two people, space for fridge freezer, space for dish washer, double unit ceramic sink with mixer tap, six ring electric hob and double oven with extractor fan overhead, partially tiled walls, underfloor heating, tiled flooring, inset spotlights, various power points. Opening to: Vaulted Living Area.

**Vaulted Living Area**  
36'5" x 20'11" (11.1m x 6.4m)  
Timber door to front aspect, full height windows panoramic window to rear aspect, double glazed timber windows to rear aspect, carpeted stairway to Principal Bedroom, brick-built central fireplace with log burner with slate hearth and oak lintel, exposed timbers & vaulted ceilings, underfloor heating, engineered oak flooring, ceiling mounted light fixture, various power points. Opening to: Snug Area. Door to: Reading Room.

**Reading Room**  
12'1" x 8'10" (3.7m x 2.7m)  
Double glazed timber door to rear aspect, double glazed timber windows to rear aspect, access to loft storage area, built-in shelving units, underfloor heating, timber flooring, wall mounted light fixtures, various power points.

**Snug Area**  
20'8" x 15'8" (6.3m x 4.8m)  
Timber door to side aspect, timber double glazed windows to side aspect, stairway to gallery, exposed timbers, underfloor heating, timber flooring, inset spotlights, wall mounted light fixture, various power points. Door to: Wet Room. Opening to: Inner Hallway.

**Gallery**  
16'0" x 15'8" (4.9m x 4.8m)  
Timber double glazed window to side aspect, timber French doors to side aspect, timber vaulted ceilings, exposed timbers, engineered oak flooring, wall mounted light fixture, floodlight/stage lighting, various power points.

**Wet Room Shower**  
13'9" x 4'11" (4.2m x 1.5m)  
Three-piece suite, low level WC, pedestal wash hand basin with mixer tap, open rainfall head shower, wall mounted heated towel rail, exposed timbers, partially tiled walls, tiled flooring, inset spotlights, wall mounted light fixture.

**Inner Hallway**  
22'3" x 3'3" (6.8m x 1.0m)  
Double glazed windows to side aspect, underfloor heating, timber flooring, wall mounted light fixtures, various power points. Door to: Bathroom





**Bathroom**  
 12'5" x 5'10" (3.8m x 1.8m)  
 Double glazed frosted timber window to side aspect, four-piece suite, low level WC, panel enclosed bath, pedestal wash hand basin with separate taps, bidet, wall mounted heated towel rail, access to airing cupboard, underfloor heating, wood laminate flooring, inset spotlights, extractor fan.

**Bedroom Two**  
 12'5" x 9'10" (3.8m x 3.0m)  
 Double glazed timber windows to side aspect, access to loft area, underfloor heating, engineered oak flooring, wall mounted light fixture, various power points.

**Bedroom Three**  
 12'5" x 9'10" (3.8m x 3.0m)  
 Double glazed timber window to side aspect, access to loft area, underfloor heating, engineered oak flooring, wall mounted light fixture, various power points.

**Principal Bedroom**  
 18'0" x 13'9" (5.5m x 4.2m)  
 Double glazed timber window to front & side aspects, inbuilt storage area, timber balustrade, exposed brickwork, exposed timbers, vaulted timber ceilings, wall mounted radiator, carpeted flooring, wall mounted light fixtures, various power points. Door to: Dressing Area.

**Dressing Area**  
 10'5" x 6'6" (3.2m x 2.0m)  
 Access to various storage area, sliding door to walk-in wardrobe, various eaves storage, carpeted flooring, inset spotlight, various power points. Door to: En-Suite

**En-Suite**  
 12'9" x 8'6" (3.9m x 2.6m)  
 Double glazed timber window to side aspect, four-piece suite, low level WC, pedestal wash hand basin with separate taps, free-standing toll top bath, corner tile enclosed shower with sliding glass door, wall mounted heated towel rail, partially tiled walls, partially wood panelled walls, carpeted flooring, inset spotlights, extractor fan.

**Driveway Parking**  
 Driveway access routes throughout the plot provide ample driveway parking.

**Grounds**  
 The property is approached via a five-bar timber gate, opening onto a concrete driveway which leads through the plot and provides access to the main residence and various outbuildings.

To the right-hand side of the approach is a double cart lodge/storage area, with a lawned garden area positioned beyond and to the rear of the main property. The driveway continues to the left, opening onto a former stable area which now provides a range of useful outbuildings and storage spaces. These include storage rooms with doors and windows, a games room/annexe area requiring renovation, and a triple-bay cart lodge/storage area with windows and a side access door.

Beyond the former stable block, the grounds open out to a lawned garden area with a variety of mature trees and established shrubs, creating an attractive and private setting. The driveway continues towards the main property, with a substantial timber-built storage shed positioned to the left, featuring French doors and windows.

To the rear of the main house is a concrete-paved patio area, enclosed in part by a retaining brick wall, with access leading through to the lawned garden area behind the double cart lodge. To the front of the property, there is a further retaining brick wall and an additional access point from a secondary shared driveway into the plot.

Overall, the grounds offer extensive parking, generous garden space and a range of versatile outbuildings, providing excellent potential for storage, hobbies, home working or ancillary accommodation, subject to any necessary consents.

