

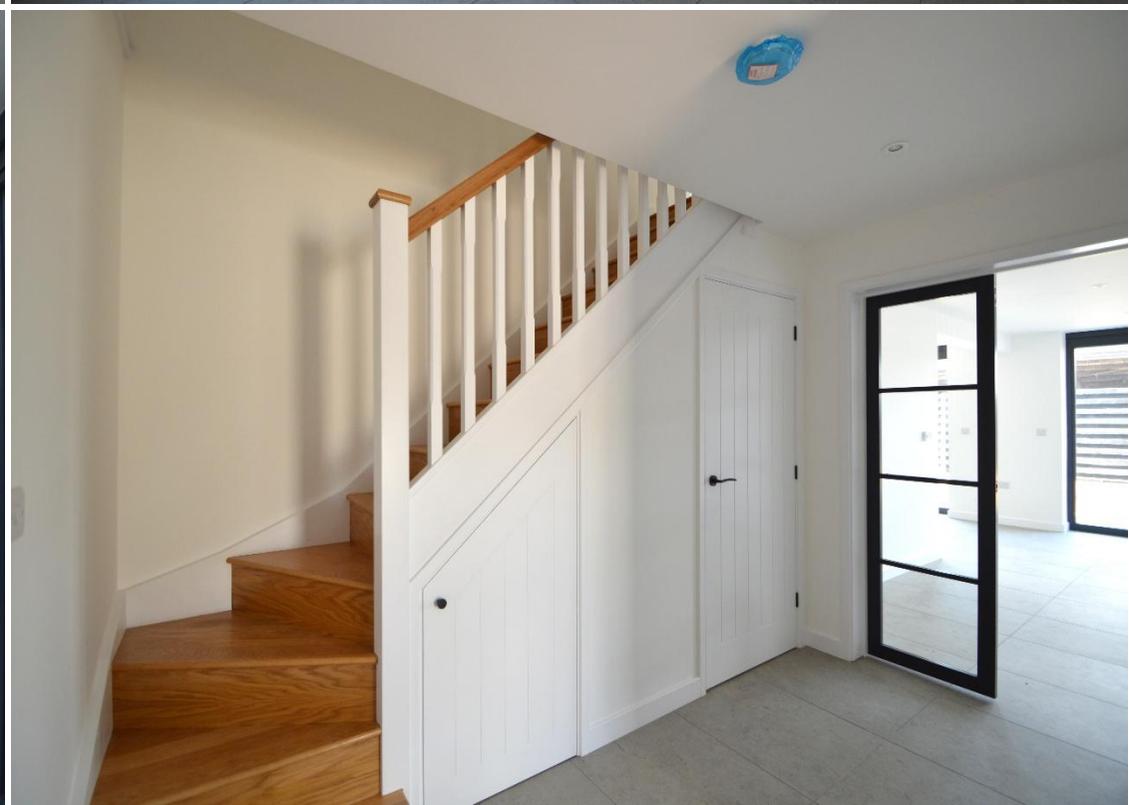


NORTH BARN

Braintree Road, Shalford, CM7 4QY

Guide price £550,000

**DAVID
BURR**



North Barn, Braintree Road, Shalford, Essex, CM7 4QY

North Barn is a stunning and contemporary conversion of a former farm dwelling enjoying a peaceful rural location adjacent to an attractive listed farmhouse. The property has attractive mixed elevations of vertical and horizontal cladding, brick elevations and rendered sections. A covered porch with stone hearth leads to the entrance door which is flanked by a floor to ceiling window. The entrance hall has appealing large porcelain tiles and an oak staircase rising to the first floor, beneath which is useful storage space and the controls for the underfloor heating system. A door accesses a spacious and well-appointed cloakroom with a rectangular sink on a vanity unit with storage beneath, and a matching WC.

French doors then access the semi open plan living/dining area which is flooded with light and has porcelain tiling throughout, with a dividing wall separating the living area from the kitchen/dining area. The kitchen/dining area is particularly inviting and has two sets of full width bifold doors to a west facing terrace making it ideal for family entertaining. The kitchen is extensively fitted with a range of floor and wall mounted units with quartz tops and upstands, and integral appliances to include a 'Bosch' oven and hob with an extractor hood above, and an integral dishwasher and there is a large breakfast bar adjacent to the dining area. A door from the kitchen accesses a well laid out utility room which has extensive storage, quartz worktops and upstands, a single bowl sink, plumbing for a washing machine and space for a tumble dryer. There is a glass door which accesses the rear terrace and garden.

The first floor is equally appealing and has attractive barrel vaulted ceilings throughout all the rooms with some of the original barn framework on display. The principal bedroom is situated on the southerly elevation and has French doors with a Juliet balcony flanked by a glazed window overlooking the rear garden. A door accesses a spacious and well-appointed ensuite shower room which has a fully tiled oversized walk in shower cubicle, rectangular sink on a vanity unit and a matching WC. There are three further generously proportioned double bedrooms which are served by a lavishly appointed family bath/shower room which has a large oversized walk in shower cubicle, free standing oval ended bath, rectangular sink and a vanity unit and matching WC.

Outside

The property is approached via a gravel drive which provides extensive parking and in turn leads to the front door and the boundary is defined by attractive metal estate fencing. North Barn benefits from a large wrap around garden with a west and northerly aspect with twin sets of bifold doors from the kitchen and living area accessing the terrace making it perfect for family entertaining. There is an appealing red brick wall providing a high degree of privacy beyond which is hit and miss fencing defining the boundary. There are large expanses of lawn and the oil tank is situated to the rear of the garden. To the front metal estate fencing will define the boundary.

The well presented accommodation comprises:

Stunning barn conversion	Three further bedrooms and family bathroom
Underfloor heating to ground floor	Large garden with westerly aspect
Impressive semi-open plan living space	Large terrace
Separate utility room	Ample parking
Principal suite with Juliet balcony	NO ONWARD CHAIN

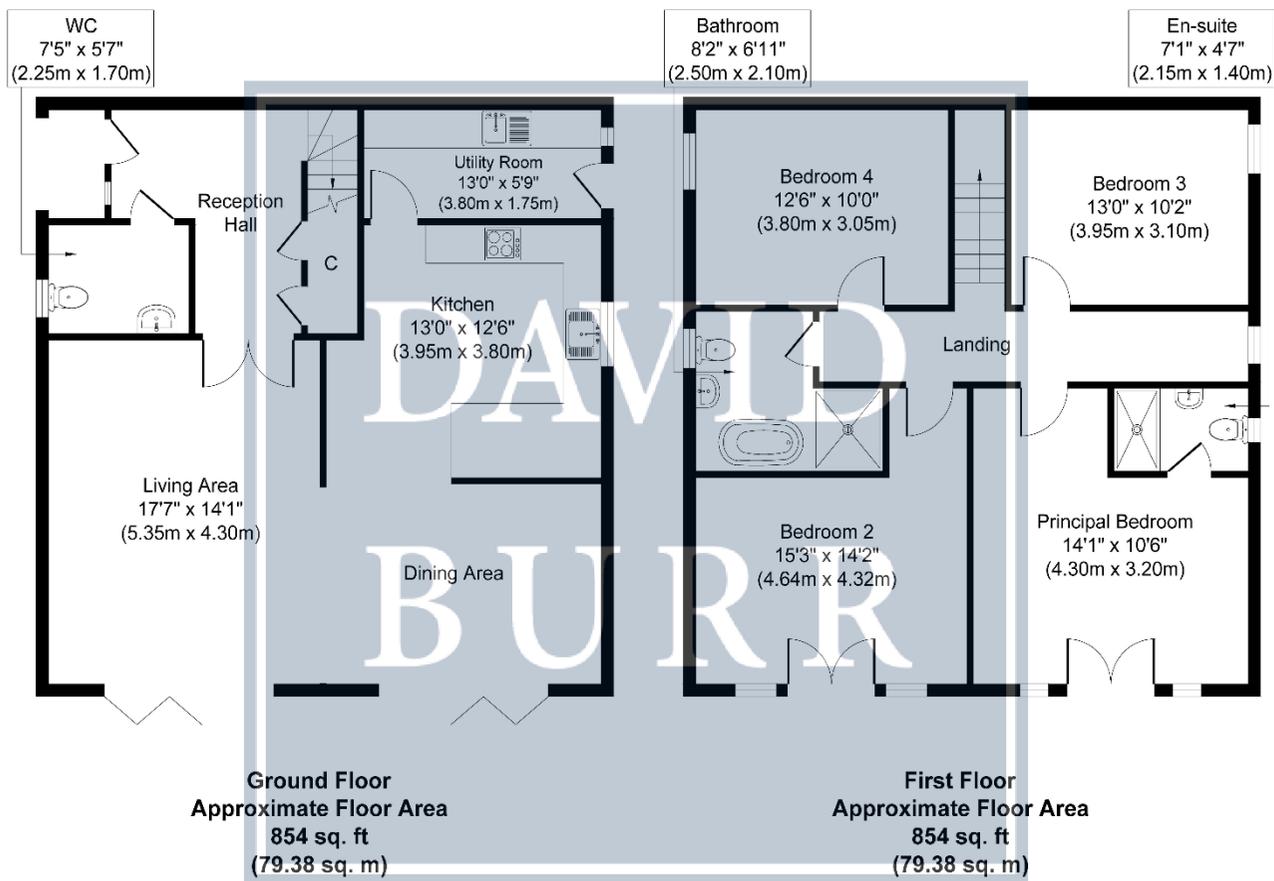
Location

Shalford is an attractive and popular village with a range of amenities to include village shop, school, public house and the impressive church of St Andrews. The nearby market town of Braintree provides more extensive facilities. The village has fast access to Stansted Airport via the A120 and London Liverpool Street can be reached in approximately one hour by rail and road.

Access

Halstead 8 miles	Braintree – Liverpool St 60 mins
Sudbury 16 miles	Stansted approx. 24 mins
Braintree 4 miles	Cambridge 29 miles





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: TBC Council tax band: TBC

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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