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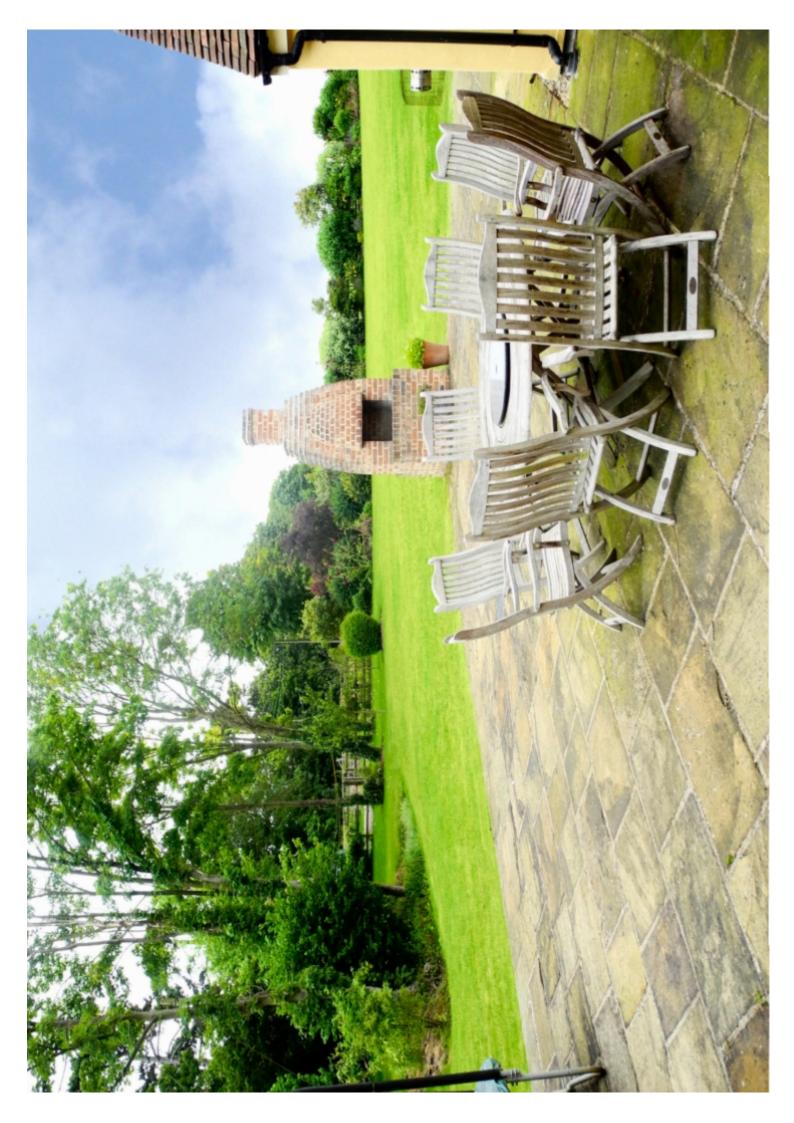
Marsh Farm, Marsh Lane, Gt Canfield

£1,500,000 Sold

A beautiful 4 bedroom Grade II Listed farmhouse with detached outbuildings to include an office, stables and a garden/gym room. 2 acres (sts),open farmland. No onward Chain. EPC exempt

Quality from home to home

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Overview Summary

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Key features

- Large Kitchen/Breakfast Room
- 5 Reception Rooms
- 4 Bedrooms
- Stable Yard
- Farmland views

- Detached 2 Storey Office
- An abundance of period features
- Exposed timbers and brick work
- 2 acres (sts) Garden & Paddocks
- Double Garage & Triple Bay Cart Lodge

Local area

Mentioned in the Doomsday Book, Gt Canfield is a rural village on the eastern outskirts of Gt Dunmow where local amenities cater for all your daily needs. Commuting links are excellent being central to Chelmsford and Bishops Stortford where both these towns offer main line rail connection to London Liverpool Street. The A120 is a few minutes drive for its connection to M11 and Stansted airport is approx 4 miles to the north.

Schools & Transport

- Great Dunmow Primary School, 3.30 Miles
- King Edward VI Grammar School, 9.75 Miles
- New Hall, 10.39 Miles
- Felsted School, 6.15 Miles
- Bishop Stortford College, 6.85 Miles

- Helena Romanes School, 3.90 Miles
- Felsted Preparatory School, 5.91 Miles
- Chelmsford Railway Station, 10.05 Miles
- Stansted Airport, 3.95 Miles
- Bishop's Stortford Station, 6.11 Miles

Further Details

Tenure: Freehold

Total Sq Ft: 3746 sq ft (348 Sq M) approx

Local Authority: Uttlesford District Council. Tel 01799 510510

Felsted office: 01371 822122

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This property offers very generous accommodation with approx two acres of ground lends itself perfectly for a family and/or someone who needs to commute. The accommodation has been well maintained over the years and benefits from timber framed leaded light windows, a number of fireplaces with log burning stoves, exposed timbers and brickwork, solid oak flooring, oak internal latch doors, limestone flooring and with approximate room sizes the accommodation briefly comprises a solid oak entrance door with obscure glazed windows to either side, storm porch and courtesy lighting.

ENTRANCE HALL

An atmospheric room having a beautiful oak turning staircase to the first floor, solid oak flooring, exposed brickwork and numerous exposed beams, step up to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 29'6 x 15'5 (8.92m x 4.70m)

Absolutely stunning room having cast iron wood burner in a feature brick fireplace that is open to both the entrance hall and this room, bespoke hand fitted oak kitchen, oak framed windows to three elevations, 4 oven Aga with 6-ring gas hob, archway to the dining room.

DINING ROOM 21'5 x 10'11 (6.53m x 3.33m)

This room has half limestone and half solid timber flooring, exposed timbers, window and French doors to the rear terrace.

UTILITY ROOM 10'10 x 9'6 (3.30m x 2.90m)

CLOAKROOM

SITTING ROOM 22'0 x 15'1 (6.71m x 4.60m)

Step down from the dining room to a delightful second reception room dual aspect windows, archway through to the Garden room.

GARDEN ROOM

A fabulous addition to the house and is glazed on three sides, a vaulted ceiling, feature leaded light stained glass window on the gable end looking through to the first floor, a further archway leads to the main living room.

MAIN LOUNGE 22'5 x 15'8 (6.83m x 4.77m)

Feature ceramic coated cast iron wood burner with attractive herringbone patterned brick hearth, and bench rail, door to the study.

STUDY 16'5 x 15'8 (5.00m x 4.77m)

Lovely internal window looking back through to the main sitting room, French doors to the rear deck, further windows to two elevations.

FIRST FLOOR LANDING

Beautiful oak turning staircase with two half landings, vaulted ceiling, large exposed brickwork chimney breast, window to the front elevation, door to master bedroom suite.

MASTER BEDROOM SUITE 11'8 x 10'5 (3.56m x 3.18m)

Vaulted ceiling, windows to the front elevation, access to loft storage area, built in wardrobes, cast iron wood burner in a feature fireplace, door to the dressing room area, window the rear elevation, eaves storage cupboards, door to the en suite bathroom.





BEDROOM (2) 15'1 x 13'11 (4.60m x 4.24m)

Double bedroom with many exposed timbers, window to the side elevation, built in wardrobes, door to en suite shower room.

BEDROOM (3) 16'0 x 10'7 (4.88m x 3.23m)

A nice bright double bedroom having dual aspect oak framed windows and Velux roof lights.

BEDROOM (4) 12'0 x 9'6 (3.66m x 2.90m)

Further double bedroom, window to the front elevation.

FAMILY BATHROOM

Claw footed roll topped slipper bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, chrome heated towel ladder, window to the side elevation, inset ceiling spotlights, extractor fan, shaver point.

OUTSIDE

One of the prominent features of this property is the lovely openness of the countryside surrounding it.

There are numerous outbuildings, a detached two storey office bulding, a triple bay cart lodge and a double garage with power and light.

The property is approached via a long tarmac driveway with paddocks to either side, a turning off takes you to the stable yard and a large gravelled turning area in front of the house provides parking for numerous vehicles.

The gardens are mainly laid to lawn with a large terrace to the rear of the property, numerous mature trees as well as specimen trees and there is a large Summerhouse in the garden.

The stable yard comprises three stables, a storage area and hay barn with automated sliding entrance doors as well as side access, power and light connected, post and rail fencing to the paddocks with 5-bar gates.

OFFICE BUILDING

Timber and glazed French doors with glazed side panels gives access to the open plan office space. This is a B3 granted office building and has the potential of being converted to a large annexe with the relevant "change of use" permission.

KITCHEN AREA 16'9 x 12'3 (5.10m x 3.73m)

Fully fitted kitchen, window to the front elevation, door to garage, turning staircase with a half landing to the first floor offices, door to office.

OFFICE 16'9 x 13'7 (5.10m x 4.14m)

A bright and spacious office space with French doors opening out to the rear terrace, door to garage.

OFFICE/MEETING AREA 21'9 x 12'1 (6.63m x 3.68m)

A large open plan office/meeting area, with a fitted kitchen, Velux roof light, doors to two offices and a WC.

WC

Inset ceiling spotlights, low level WC, pedestal wash hand basin, inset ceiling spotlights, extractor fan, radiator.

OFFICE 15'1 x 12'1 (4.60m x 3.68m)

Two Dormer windows to the rear elevation, Velux roof light to the front, door to another office or large store room.

OFFICE 14'2 x 12'1 (4.32m x 3.68m)

Dual aspect Dormer windows, door to shower room.

SHOWER ROOM

OUTSIDE

The building has a large tarmac parking area providing parking for a number of vehicles. The garage has double opening doors, power and light connected, sink unit with drainer and cupboard under, storage cupboard, window to side elevation.

Marsh Farm occupies approximately 2 acres (stls) and sits centrally within its plot with woodland and open views of the countryside.





