



## Barn Conversion: Great Hallingbury

**Guide Price  
£700,000**

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Barn Cottage is a deceptively spacious 4 bedroom barn conversion located in the sought after hamlet of Woodside Green with access to the property over National Trust land.

The property adjoins former farm buildings that now have planning consent for conversion to residential dwellings.

Further property is available for sale at this location. Please see the attached Development Summary.

### DETAILS

#### LOCATION

This property offers 4 bedroom accommodation and offers scope for further modernisation and refurbishment.

Bishops Stortford is approximately 3 miles distant with access to mainline trains at Sawbridgeworth and Bishops Stortford giving excellent access to London and Cambridge. Road access to the M11, A414 and M25 is also

convenient.

There are excellent school facilities with Outstanding Ofsted ratings for all ages within easy reach of the property including; Howe Green House, Bishops Stortford High School and St Mary's CofE at Hatfield Broad Oak.

### **THE DWELLING**

The dwelling offers the following accommodation across two floors:

- Entrance Hall
- Office
- Cloakroom
- Bathroom
- Kitchen
- Lounge
- Utility / Storage
- Master bedroom with en-suite
- 3 further double bedrooms

The property extends to approximately 140 sqm / 1506 sqft GIA (excluding the garage and storage areas) (in accordance with the EPC assessment).

### **OUTSIDE**

The property has an enclosed front and rear garden. Parking is provided to the front of the property.

Included with the property is a outbuilding providing garaging and storage of approximately 29 sqm / 312 sqft.

## **LEGAL**

### **ENERGY PERFORMANCE CERTIFICATE**

The property lies within EPC band F. A copy of the EPC can be obtained via this [link](#).

### **SERVICES**

Prospective purchasers must make their own inquiries as to the availability and suitability of the existing services.

The property has its own existing independent electric and water connections available. The foul drainage is currently shared with the adjoining dwelling and located in front garden. The Purchaser will be obliged to a contribution of up to Â£5000 towards the installation of a new shared

septic tank (which may be in the boundary of the neighboring property). Rights to discharge the outfall over the Vendors retained land will be granted.

The Purchaser will be granted rights to lay new services over the Vendors adjoining property, if required, for new services.

### **ACCESS**

Access to the property is from the highway over land owned by the National Trust. The Purchaser will pay a reasonable proportion toward the future maintenance of the track.

The Vendor is creating an independent access to the remaining properties. Once this is completed Barn Cottage will have access over the existing right of way, which is shared with 2 Monks Cottage.

Further details are available from the selling agent.

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not.

### **TENURE AND POSSESSION**

The property is being offered for sale freehold with vacant possession on completion.

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **ANTI MONEY LAUNDERING REGULATIONS**

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

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# Barn Cottage, Woodside Green, Great Hallingbury, Great Hallingbury, CM22

Approximate Area = 1904 sq ft / 176.8 sq m

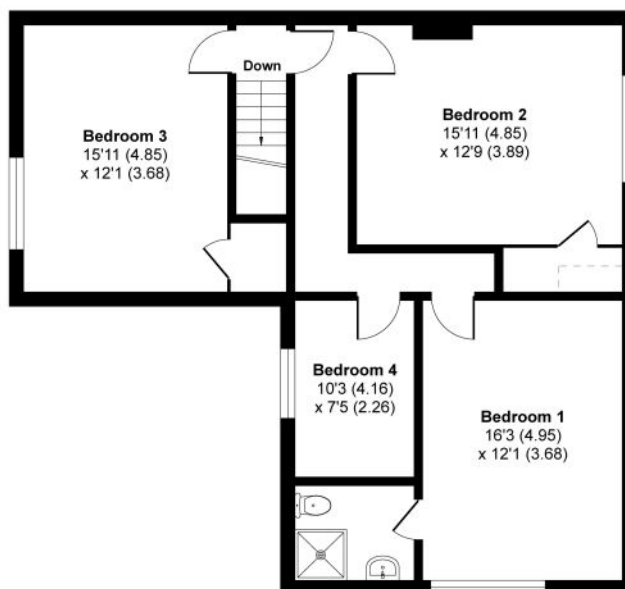
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 259 sq ft / 24 sq m

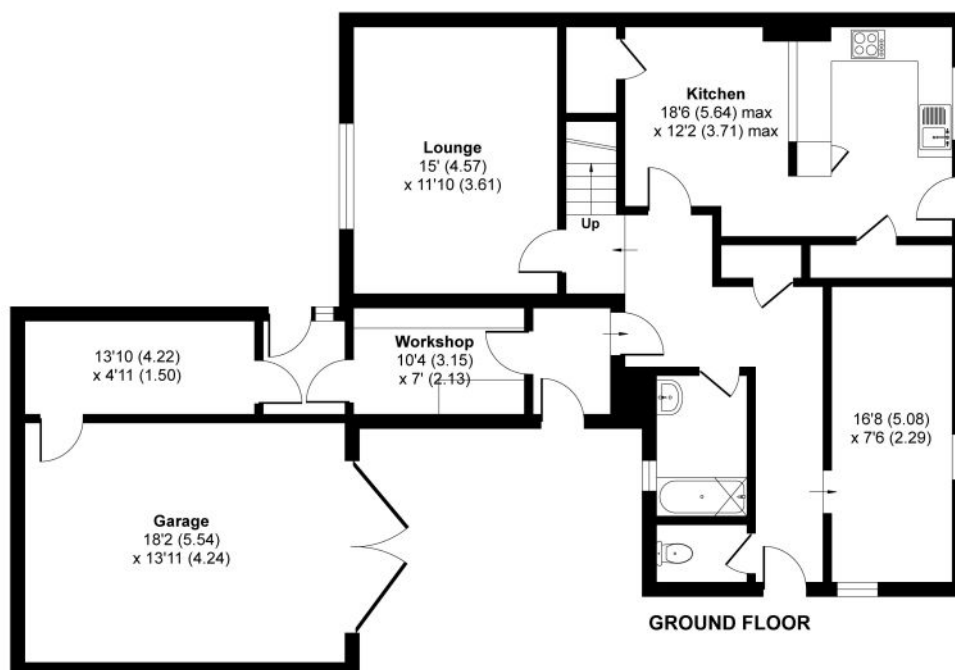
Total = 2169 sq ft / 201.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2022.  
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