



## Farm House: High Easter

**Guide Price  
£600,000**

### CHELMSFORD OFFICE

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

**01245 231123**

### TO BE SOLD BY AUCTION ON 11TH DECEMBER 2019.

Lower House Farmhouse is a detached Grade II Listed dwelling, with a range of outbuildings suitable for redevelopment to a variety of uses (subject to planning).

### DETAILS

### TO BE SOLD BY AUCTION ON 11TH DECEMBER 2019. LOCATION

The property is located close to the village of High Easter in open countryside with surrounding fields.

### ACCESSIBILITY

Whilst located in open countryside the property has convenient access to the A1060 & A131 giving access to Chelmsford, Great Dunmow and the wider road network.

Chelmsford is approximately 7 miles, Harlow approximately 15 miles, Great Dunmow approximately 12 miles and Stansted Airport approximately 15

miles.

Chelmsford City is located approximately 7 miles away and has a wide array of shopping and recreational facilities and a mainline train station offering frequent services to London Liverpool Street in approximately 40 minutes.

## **THE PROPERTY**

The farm house is approached by a driveway. The accommodation includes:

### *Ground Floor*

- Living Room
- Dining Room
- Snug
- Kitchen
- Utility Room
- W.C and Basin

### *First Floor*

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom One
- Bathroom Two

## **EXTERNALLY**

The property extends to approximately 1.12 acres in total offering a good sized garden with ample driveway parking. Additional buildings include:

- Open-fronted cart lodge at approximately 900 sq. ft (83 sq. m)
- Brick-built workshop at approximately 707 sq. ft (60 sq. m)
- Timber framed barn converted to stables totalling approximately 2,394 sq. ft (222 sq. m)
- Grazing Paddock totalling 0.5 acres.

## LEGAL

### VIEWING

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

### SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private cess pitt drainage.

The neighbouring property has an existing right to drainage down the adjoining ditch.

### MINES AND MINERALS

The rights to any mines and mineral substances are reserved.

### COUNCIL TAX BAND

The property is assessed as Council Tax Band F.

### EPC

The property is classed as Band F.

### NOTICE

Whirlledge & 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 taken from Promap. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## JOINT MARKETING

**JOINT AUCTIONEERS**  
**DEDMAN GRAY AUCTIONS**  
**01702 311010**

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