



Character Property: Heybridge / Great Totham

Guide Price
£1,300,000

CHELMSFORD OFFICE

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

01245 231123

A private, secluded 5 bedroom listed farmhouse approached over a long private track, on the edge of Heybridge, extended to approximately 1.2 acres with farm land and lake land views set off the road.

DETAILS

SUMMARY

Lofts Farmhouse is a 16th century Grade II listed property, remnant of times when Lofts was an Inn where Oliver Cromwell is quoted by Essex Records as having "taken refreshment".

The property extends in total to approximately XX acres (XX Hectares), including a garden to the front and rear of the property and paddock.

The property is set in an idyllic rural location, overlooking surrounding fields and fishing lakes within the desirable parish of Great Totham within close proximity of Heybridge and Maldon.

The property is located off the public highway, accessed via a shared private

driveway leading from Broad Street Green Road.

The property has a number of traditional farmhouse features and provides an excellent opportunity for modernisation into a stunning home with potential accompanying commercial opportunities for the adjoining buildings (subject to planning).

The Vendor is retaining the adjoining buildings for their own use and potential conversion to residential dwellings.

LOCATION

Lofts Farmhouse is located in open countryside to the north east of Heybridge. Maldon town centre is approximately 2 miles and Witham is approximately 5 miles distant by road. It is located approximately 4 miles from the A12, providing quick routes to Colchester (approximately 17 miles) and Chelmsford (approximately 13 miles).

The nearest railway station is Witham; this station allows transport by train to London Liverpool Street Station in approximately 45 minutes. Lofts Farmhouse is located approximately 29 miles from Stansted Airport.

Primary schools are located at Heybridge, Maldon and Great Totham. The nearest secondary school is located in Maldon. New Hall private school is approximately 11 miles drive. There are also grammar schools in Chelmsford and Colchester.

THE FARMHOUSE

Lofts Farmhouse is a substantial detached property, extending to a gross internal floor area of approximately 3,491 square feet (324.3 square meters). The house features five generously sized bedrooms and three reception rooms with additional storage space in the adjoining outbuildings.

METHOD OF SALE

Lofts Farmhouse is being offered for sale by private treaty.

SERVICES

The property benefits from oil fired central heating, electricity, mains water and private drainage. Prospective purchasers must however, make their own enquires as to the availability and suitability of services.

TENURE

The property is offered for sale freehold.

LOCAL AUTHORITY

Maldon District Council, Council Offices, Princes Road, Maldon, Essex, CM9 5DL.

EPC

Exempt.

COUNCIL TAX

Band E

LEGAL

COVENANTS AND RESTRICTIONS

The property is sold subject to any existing covenants or restrictions. The purchaser shall be required to contribute to the repair, maintenance and renewal of the main access drive in conjunction with other users.

The Vendor is realigning the existing entrance drive (adjacent to 12 Broad Street Green Road) to a new location (adjacent to 105 Broad Street Green Road). Access will be maintained to Lofts Farm without interruption.

VIEWINGS

Strictly by appointment with Whirledge & Nott 01245 231123.

HEALTH AND SAFETY

Given the potential hazards of the outbuildings, all viewings must be accompanied. 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.

