

## Farm House: Heybridge / Great Totham

**Guide Price**  
**£900,000**

### CHELMSFORD OFFICE

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

**01245 231123**

A secluded 5 bedroom, Grade II Listed farmhouse with private track access located on the edge of Heybridge. The property offers picturesque views of surrounding farm land and lakes extending to approximately 1.1ac / 0.45ha in total.

Follow this link for: [360 Video Tour](#)

### DETAILS

#### SUMMARY

Lofts Farmhouse is a 16th century Grade II listed property, with historic roots as an Inn where Oliver Cromwell is quoted by Essex Records as having 'taken refreshment'.

The dwelling and its ground extends in total to approximately 1.1 Acres (0.45 ha), including a garden to the front and rear of the property and a 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.

## **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.

Outside the property has a large partially walled garden with an adjoining paddock.

## **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

## **PLANNING**

Whirlledge & Nott is of the opinion that this property has considerable potential for refurbishment subject to planning permission. Interested parties must make their own inquiries with Town Planning advisors and/or Maldon District Council as to the scope for alternative uses.

## **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. Any realignment to be at the Vendors cost. Full details are available from the Selling Agent.

### **VIEWINGS**

Strictly by appointment with Whirlledge & Nott 01245 231123.

### **HEALTH AND SAFETY**

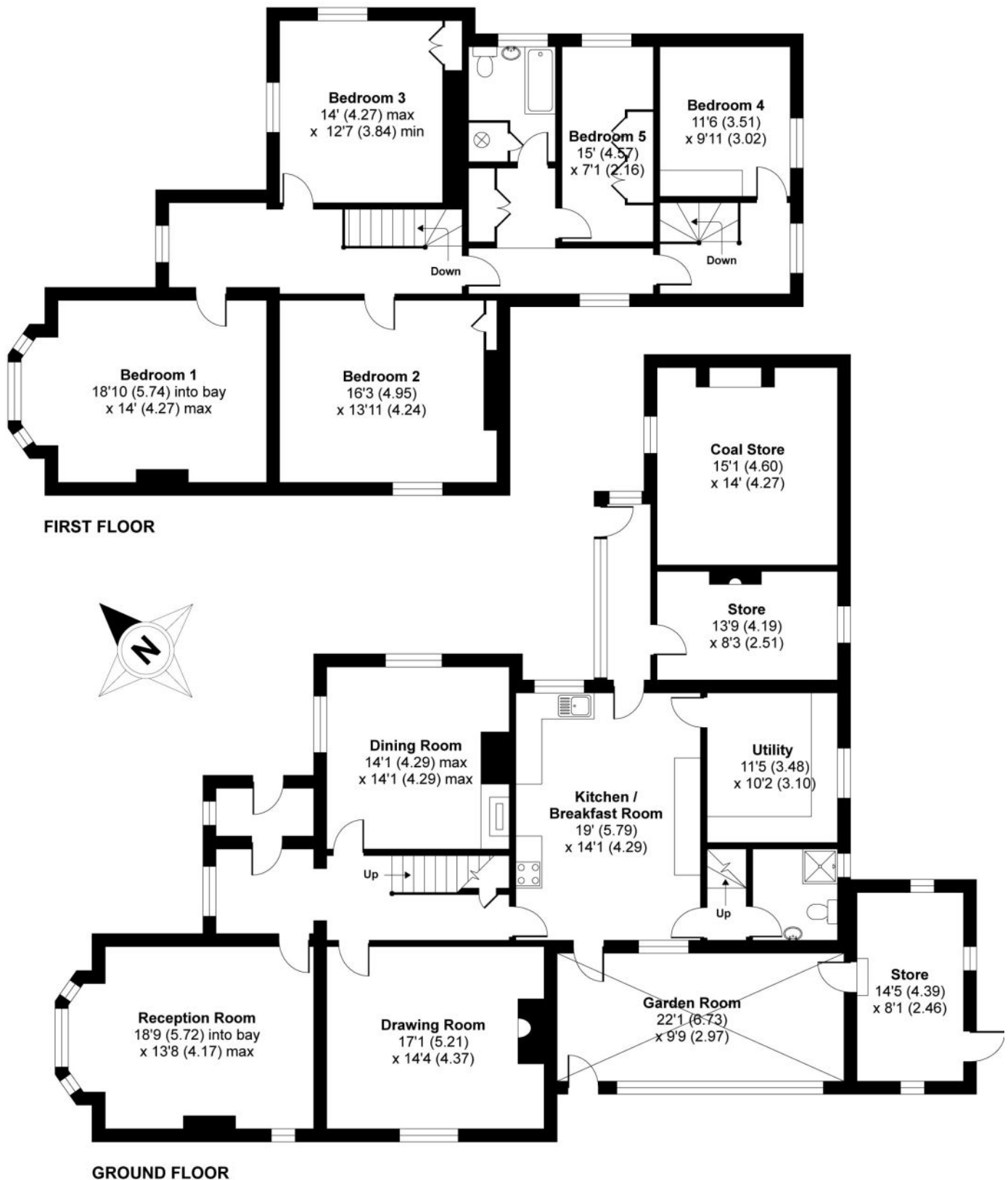
Given the potential hazards of the outbuildings, all viewings must be accompanied. Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **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. 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.

# Lofts Farm, Broad Street Green Road, Great Totham, Maldon, CM9 8NZ

APPROX. GROSS INTERNAL FLOOR AREA 3491 SQ FT 324.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.