



Broadfans Barn, Cherry Street
CM6 2EE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Broadfans Barn

Cherry Street | Dutton Hill | CM6 2EE

Guide Price £1,750,000

- A substantial property with accommodation in the main barn extending to 4000 sqft
- Multiple outbuildings including a one-bedroom annexe, games room, studio and office
- Four bedrooms/ Three bathrooms
- A gated entrance leading to stunning grounds in excess of 3.6 acres
- Plethora of character features and charm
- Ample off-road parking and garaging
- Offered with no upward chain
- EPC: D
- Indoor, heated swimming pool complex

The Property

An impressive and highly individual, detached barn conversion with four bedrooms to the main building. Situated in a stunning, rural location enjoying superb views over surrounding open countryside. In addition, the property sits on a wonderful plot in excess of 3.6 acres with one-bedroom annexe, swimming pool and multiple outbuildings. Offered with no upward chain.

The Setting

Dutton Hill is a small village about 1 mile from the village of Great Easton off the B184 midway between Great Dunmow and Thaxted (both 3 miles distant with local shopping facilities). Elsenham, with its mainline station, is 7½ miles away, Bishops Stortford is 12 miles and provides a mainline railway station and M11 access linked with the M25. Saffron Walden is 11 miles away.

The Accommodation

In detail, the main barn comprises of a large porch entrance with floor to ceiling glass leading into the impressive reception hallway with oak staircase to the first floor, cloakroom, built in storage cupboard and double doors to the rear garden. The kitchen/breakfast room is fitted with a variety of matching units with complimentary work surface and sink unit incorporated. Integrated appliances include double oven, four burner hob and stand-alone Hoover dishwasher. In addition, a utility room with a matching range of units with worksurface over and door leading to the





garden. The stunning, dual aspect main reception room has a beautiful feature brick fireplace with vaulted ceiling and exposed beams along with archways leading to the additional study area and dual aspect, formal dining space with double doors to the front and rear. The ground floor is completed by a family room which sits to the rear, and front reception room which was previously utilised as a cinema room.

The large, galleried landing benefits from built in storage and doors leading to the adjoining rooms. The superb principal bedroom has extensive built in wardrobes, large windows overlooking the gardens and four-piece ensuite bathroom. Bedrooms two and three are spacious double rooms with access to Jack & Jill shower room. A fourth bedroom also benefits from built in storage. The superb family bathroom has a vaulted ceiling with bath, shower enclosure, W.C and wash hand basin.

Outside

In detail, the annexe comprises entrance door to hallway with built in storage and stairs rising to the large, one bedroom flat with built in cupboard, shower room and spacious open kitchen/living. Further a reception room with



doors to private patio and access to grounds. Below is a single garage, double garage, and workshop.

The Studio/Office/games room is a separate outbuilding offering a versatile space, currently consisting of sound room & recording studio, large hallway, kitchen, female & male toilet facilities, a large games room with full sized snooker table, and bar. There is a joining storeroom/office ideal for working from home.

The heated, indoor swimming pool has a vaulted ceiling, shower room, plant room, multiple windows, and access doors to the front and side.

The property has spectacular grounds extending over around 3.6 Acres. The private electric security gates lead to a stunning gravelled tree lined driveway that opens out to a courtyard providing parking for multiple vehicles. The wrap around grounds surrounding the property and outbuildings are mainly laid to lawn, with uninterrupted countryside views. There is a tranquil patio/seating area with a pergola overlooking the rear gardens, further parking, and paddock. A picturesque Willow Tree over hangs a Koi Pond with filtration system. The property has a variety of trees, hedging and fences surrounding the plot with open views.

Services

Mains water and electric is connected. Oil fired central heating. Private drainage.

Local Authority

Uttlesford District Council

Council Tax

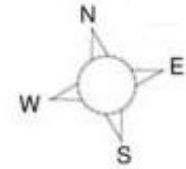
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Approximate Gross Internal Area
 Main House = 4054 Sq Ft/377 Sq M
 Garage & Workshop = 463 Sq Ft/43 Sq M
 Annexe = 1128 Sq Ft/105 Sq M
 Pool House = 1326 Sq Ft/123 Sq M
 Studio & Games Complex = 1454 Sq Ft/135 Sq M
 Garden Store = 142 Sq Ft/13 Sq M
 Total = 8567 Sq Ft/796 Sq M

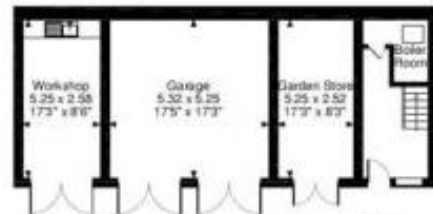
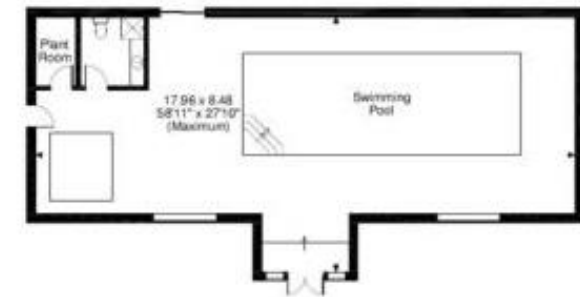


Ground Floor

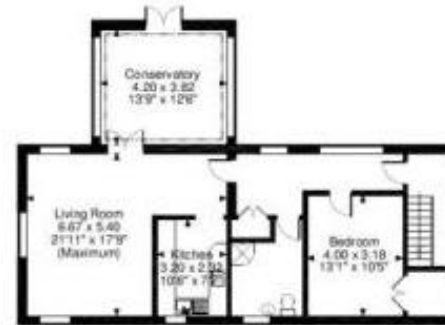


First Floor

Studio & Games Complex



Annexe Ground Floor



Annexe First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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