



Friars Manor, Tindon End
CB10 2XT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Friars Manor

Tindon End | Wimbish | CB10 2XT

Guide Price £950,000

- A fantastic opportunity to create a luxurious, bespoke five/six bedroom residence with swimming pool
- Full planning permission granted, ref UTT/22/2405/FUL which has been designed by internationally renowned architects, Brinkworth
- Large open plan living space
- Generous plot extending to 1.54 acres with beautifully landscaped garden with mature trees and comprising of three large ponds
- Small barn / possible annex
- Desirable, peaceful location used for filming and advertising

The Property

A wonderful, rarely available opportunity to purchase a partially converted Essex barn with full planning permission granted, ref UTT/22/2405/FUL, sitting on an enviable plot of approximately 1.5 acres and surrounded by open countryside.

The Setting

The Property is situated on a quiet private country lane approximately 750 metres from the Saffron Walden-Thaxted Road B184. Tindon End is a small hamlet situated between Thaxted (2 miles) and Great Sampford (3 miles), with the market town of Saffron Walden approximately 6 miles distance. Audley End mainline station (London's Liverpool Street) is 11 miles away and Stansted Airport is 13 miles away with a half hour rail link to the City. The market town of Bishops Stortford with access to the M11 (junction 8) is 15 miles and again offers a wide range of shopping, educational and recreational facilities.

The Accommodation

Friars Manor was previously used as an Agricultural Barn and was partially converted in 2010. It has since been occupied whilst there are some remaining works to be completed. The majority of the rooms are not plastered or decorated and kitchen and bathrooms whilst usable, still require some work. In detail the accommodation comprises an entrance hall, cloakroom, utility room, large sitting/dining room and kitchen with hob, oven, stainless steel sink, and rear hall with stairs rising to the first floor. There are currently 4/5 bedrooms, bathroom and space for a second bathroom.

In addition, there is a large barn/garage with bi-fold doors to garden together with another barn/workshop which could subject to planning provide an annex/office.



Outside

The Barns are situated to the rear of the garden with views to the front over open countryside. There are high screen hedges to the rear and a number of Laurel hedges, lawns, natural pond, ornamental Pear trees, field Maple, Acacia and other trees with three entrances and a large parking area. To the rear of the barn is a very private lawn and terrace. The plot extends to approx. 1.5 acres(sts).

Services

Mains water and electricity are connected, drainage is to a recently installed Klargestar system. Electric fired heating. Ultrafast broadband is available and mobile signal is likely.

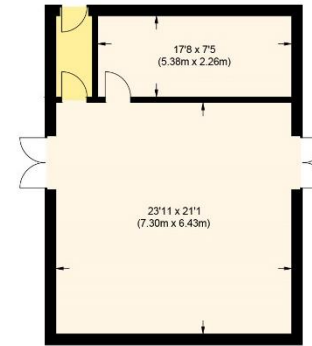
Tenure – Freehold

Property Type - Detached

Property Construction –Timber, steel and concrete

Local Authority – Uttlesford District Council

Council Tax - G



Barn 2



Ground Floor

First Floor

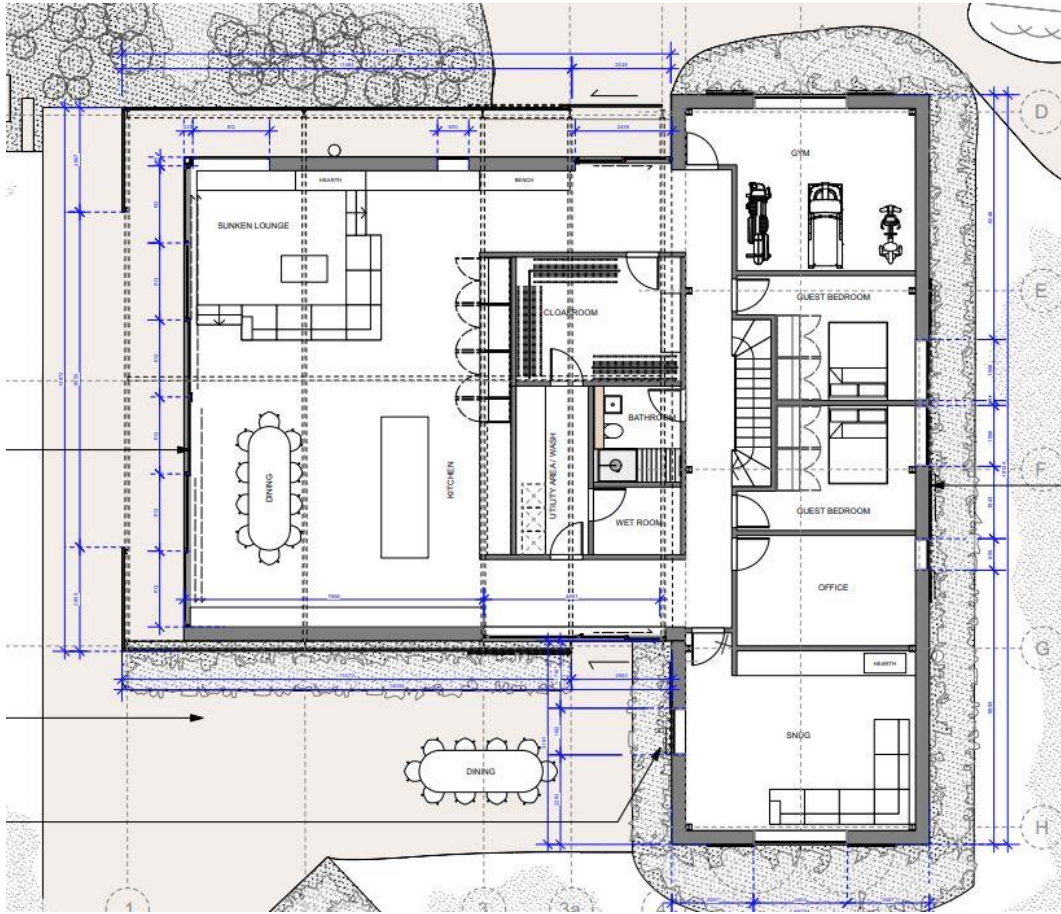


Friars Manor

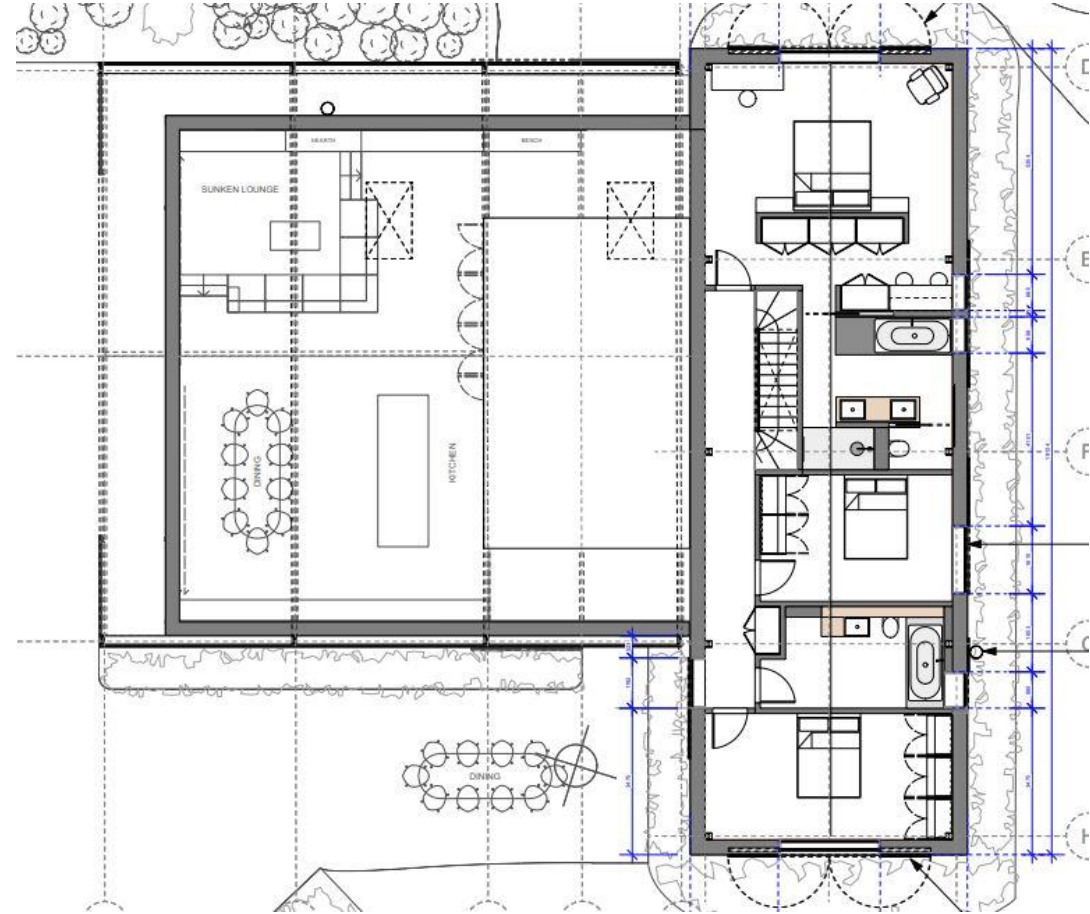
Approximate Gross Internal Area : 443.00 sq m / 4768.41 sq ft
(Including Outbuilding / Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Proposed Ground Floor Plan



Proposed First Floor Plan





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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