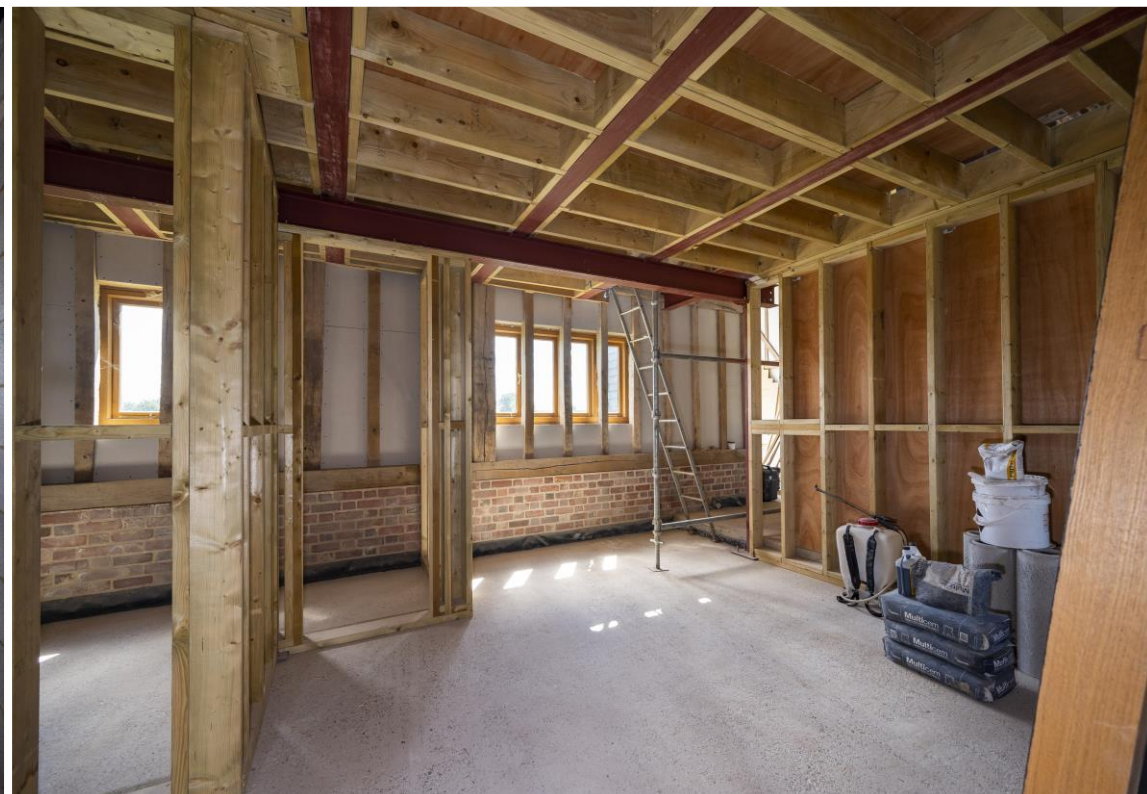




Bacons Farm Barn
Chappel, Essex

DAVID
BURR



Bacons Farm Barn, Bacons Lane, Chappel, Colchester, Essex, CO6 2EB

Chappel is conveniently located, approximately 7 miles northwest of Colchester. The village benefits from a shop, which is within walking distance and Chappel Primary School, awarded Ofsted 'good' rating in 2017. More comprehensive educational, commercial and recreational facilities can be found in Colchester, which also has a fast intercity train direct to London Liverpool Street Station (45 minutes) or from Marks Tey (3 miles). Chappel itself is best known for its brick viaduct, which forms a striking approach to the village. The village is surrounded by undulating picturesque countryside with good walking and riding opportunities. The A12 is easily accessed to the south (3 miles).

Set at the foot of a private lane nestled within the Colne Valley is an opportunity to own a five/six-bedroom (one/two en-suite) barn conversion enjoying some of the finest views within the region across the Essex Way and over undulating farmland. Occupying one of the region's most desirable and sought after locations, the barn has been engineered to an outstanding level of construction detail over recent years and offers a rarely available opportunity for an incoming purchaser to complete and enjoy what is a rarely available market opportunity. Conveniently placed for the branch line railway station, East Anglian Railway Museum, Chappel viaduct and network of countryside walks and public footpaths, the property offers an accommodation schedule of approximately 3,500sq ft arranged over two floors, weighted in favour of ground floor accommodation. In its present form, the barn is envisioned to be arranged via three ground floor reception rooms with three ground floor bedrooms (one en-suite), two first floor bedrooms and two-family bath and shower rooms, one ground floor and one first floor. There is potential to add either a principal bedroom suite or first floor sitting room via the galleried/vaulted space above the existing sitting room. Enjoying Grade II listed status, the barn is notable for its quality of retained original timber work, oak framed double-glazed windows and doors, central red brick exposed chimney and fireplace and a replaced plinth wall and sole plate throughout. Encompassing some of the finest views within the region, Bacons Farm Barn is further enhanced by a quadruple cart lodge with storage space above, ample private parking and a total plot size of approximately two acres with defined garden wall. Planning approval has also been obtained for a self-contained three-bedroom annexe of approximately 1,600sq ft with en-suite facilities and family bathroom, application reference number 081632 details of which can be viewed at www.colchester.gov.uk/planning-app-details.

A five/six bedroom (one/two en-suite) partly converted barn set at the foot of a private lane offering unrivalled views across the Colne Valley and further benefiting from a quadruple cart lodge, ample private parking, and a total plot size of approximately two acres.

- Set at the foot of a private lane with a single adjacent neighbouring property. Enjoying a south facing rear aspect with unspoilt views across the Colne Valley.
- Offering an accommodation schedule of approximately 3,500sq ft.
- Mains water able to be connected via an available new mains connection at the top of the field.
- Private sewage treatment plant and rainwater harvesting system installed and available for connection.
- Heating system envisioned as either oil fired heating or a combined oil/air source heat pump system.
- A temporary electricity supply is in place for purposes of further conversion/finishing works with a permanent electricity supply

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having been paid for by the current owner although yet to be connected.

- Planning approval obtained for a self-contained annexe of approximately 1,600sq ft.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity available for connection. Oil/air source heat pump heating system envisaged upon completion. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 18Mbps (source Ofcom).

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: prune.slot.ridge

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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