



## MANDALAY FARM, PUMP LANE

Great Bardfield, Braintree, CM7 4QP

OFFERS IN REGION OF £1,250,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- 10.50 Acres s.t.s.
- Barn with Plans Passed to Convert
- Beautiful Detached Bungalow with plans passed to Extend
- Magnificent Views Surround the Property
- Semi Rural Position
- Hugo Scope to Replace Existing House s.t.p.
- Edge of the Sought After Village of Bardfield
- No Onward Chain





## Property Description

### THE PROPERTY

10.50 ACRES s.t.s. - BARN WITH PLANNING CONSENT - BEAUTIFULLY PRESENTED BUNGALOW - PAST CAMPING & CARAVAN SITE USE. Magnificent opportunity to acquire a property offering HUGE POTENTIAL in a truly stunning location with wonderful views surrounding the plot. Situated on the outskirts of Great Bardfield.

Mandalay Farm sits within a plot of circa 10.50 acres s.t.s. and is accessed via a private drive leading to the detached bungalow which has been thoughtfully extended and improved by the current owners and now offers comfortable modern living which includes underfloor heating in selected rooms and a luxury kitchen and shower room. The property benefits from clever storage areas and engineered oak

flooring in selected rooms.

### PLANNING PERMISSION

The property has the benefit of two existing barns which split easily from the property allowing separate driveway and parking areas.

The new three bedroom contemporary barn style dwelling which has been granted permission cleverly incorporates both with a link to provide a unique property benefitting from a large plot and ample parking.

Plans can be viewed in detail on [www.braintree.gov.uk](http://www.braintree.gov.uk) and planning ref : 22/00714/FUL | Change of use and extension of existing barns to form 1 No. three bedroom dwelling and associated amenity.

The main property also benefits from planning to create a two storey extension with a further two reception rooms and a first floor bedroom with en suite. Plans can be found at [www.braintree.gov.uk](http://www.braintree.gov.uk) under ref : 20/02140/HH | Erection of two storey side extension

### THE PLOT / EXTENDED GARDEN

In total the property offers circa 10.50 acres subject to survey and are offered in good order with a variety of sheds with attractive mature trees and shrubs.

### LODGE / ANNEX

The property benefits from a timber lodge style summerhouse / home office / gym / occasional

accommodation which is currently set up as an annex with self sufficient living space incorporating living area inc kitchen, shower room and bedroom.

#### **MANDALAY FARM HOUSE**

##### **ENTRANCE HALL**

##### **CLOAKROOM**

##### **DINING / LIVING AREA**

4.77m (15'8") x 4.33m (14'2")

##### **KITCHEN**

4.07m (13'4") x 3.32m (10'11")

##### **UTILITY ROOM**

##### **INNER HALLWAY**

##### **LOUNGE**

4.70m (15'5") x 3.89m (12'9") max

##### **STUDY**

2.07m (6'9") x 1.63m (5'4")

##### **BEDROOM 1**

4.27m (14') x 3.45m (11'4")

##### **BEDROOM 2**

4.33m (14'3") x 2.93m (9'7")

##### **BEDROOM 3**

3.32m (10'11") x 3.28m (10'9")

##### **SHOWER ROOM**

##### **EXISTING BARNs**

##### **BARN 1**

36' 5" x 17' 8" (11.12m x 5.41m)

##### **BARN 2**

35' 11" x 17' 5" (10.97m x 5.32m)

##### **LODGE**

##### **LIVING AREA**

6.90m (22'8") x 2.90m (9'6")

##### **SHOWER ROOM**

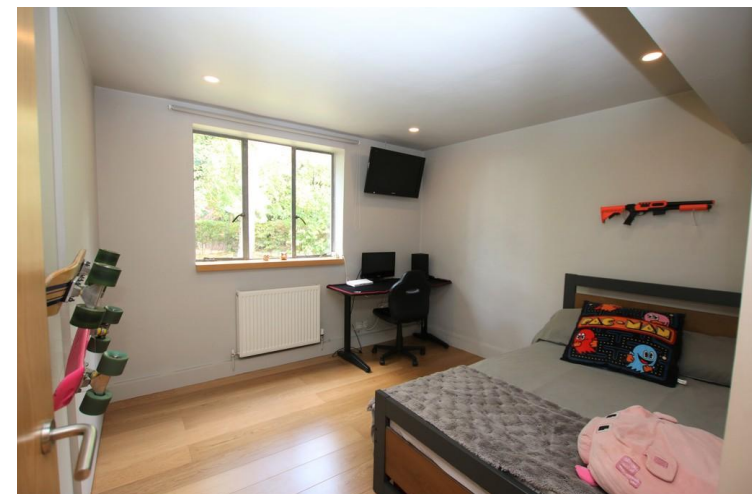
##### **BEDROOM**

2.15m (7'1") x 1.81m (5'11")

Mains electricity and water. Private drainage.

Oil fired heating – underfloor heating over the tiled flooring.

Council Tax Band D



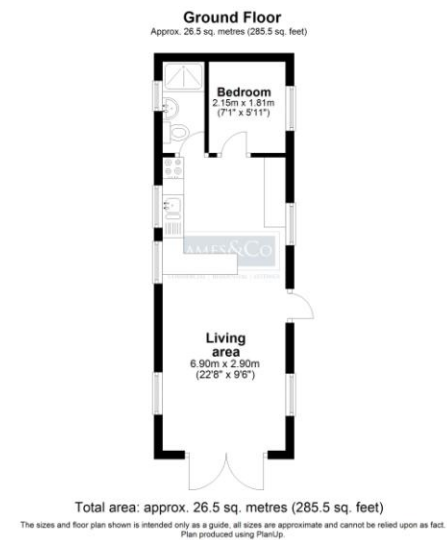




Barn 1



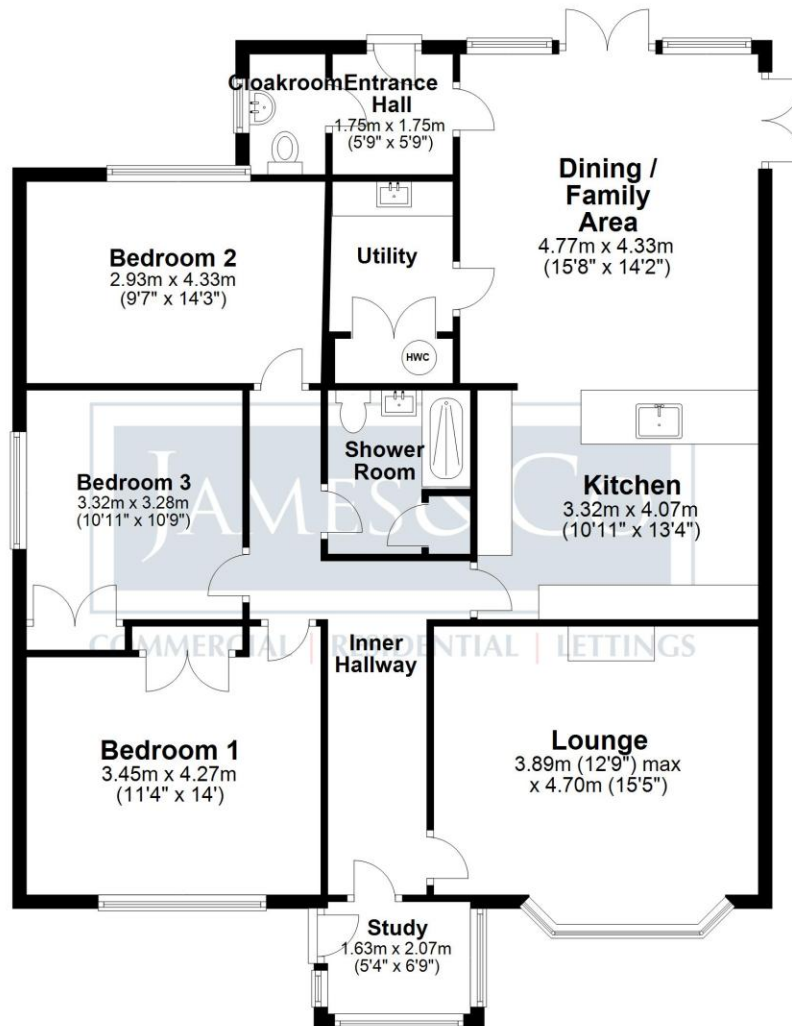
Barn 2



Lodge

## Ground Floor

Approx. 127.8 sq. metres (1375.5 sq. feet)



Total area: approx. 127.8 sq. metres (1375.5 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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