



Top Road
Tolleshunt Knights, Maldon, CM9 8EU

£950,000
EPC Rating 'E'

- Detached Four Bedroom Farmhouse
- Plot In Excess of Three Acres
- In Need of Modernisation
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale 'Palmers Farm' a detached four bedroom house in need of some modernisation with the original property dating back to 1850, set in a semi rural location on a plot in excess of 3 acres in the sought after village of Tolleshunt Knights with good access to Tiptree with its shops, schools and local amenities. The property offers amazing potential and spacious family accommodation comprising of an entrance hall, lounge, dining room, study, kitchen, utility room, cloakroom and garden room. On the first floor there are four good sized bedrooms and a family bathroom. The property is set on a plot in excess of three acres with gardens of approximately one acre and adjoining paddock in excess of two acres. The property is being sold CHAIN FREE and Viewing is highly recommended to appreciate the setting and enormous potential the property offers.





ENTRANCE HALL

Entrance to the property is made via entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, door to:

LOUNGE

23' x 11' 6" (7.01m x 3.51m) A spacious living room with windows to front and side aspect and fully glazed double doors connecting to garden room, two double radiators, the room features a open redbrick fireplace with log burner inset and exposed timbers.

STUDY

15' x 11' 3" (4.57m x 3.43m) Window to front aspect, radiator, storage cupboard under stairs, exposed timbers, door to:

DINING ROOM

14' x 8' (4.27m x 2.44m) Window to side aspect, radiator, floor standing multi fuel boiler with insulated flue, archway to :

KITCHEN

14' x 8' (4.27m x 2.44m) Fitted with a range of units comprising of twin drainer sink unit inset to worksurface with drawers and cupboards under, walk in pantry, window to side aspect, splash tiling space for table, door to:

UTILITY ROOM

6' 2" x 4' 6" (1.88m x 1.37m) Single drainer sink unit with cupboards under, plumbing for washing machine and dishwasher, window to rear aspect, door to:

CLOAKROOM

Window to rear aspect, low flush WC.

GARDEN ROOM

10' 8" x 8' 10" (3.25m x 2.69m) Windows to rear and side aspect and fully glazed door to side.





LANDING

Access to loft space, door to:

BEDROOM ONE

14' x 11' 10" (4.27m x 3.61m) Window to rear aspect, radiator, wardrobe .

BEDROOM TWO

11' 4" x 11' 4" (3.45m x 3.45m) Window to front aspect, radiator, over stairs storage cupboard.

BEDROOM THREE

11' 4" x 11' 4" (3.45m x 3.45m) Window to front aspect, radiator.



BEDROOM FOUR

11' 6" x 8' (3.51m x 2.44m) Window to rear aspect, radiator.

FAMILY BATHROOM

8' 4" x 8' (2.54m x 2.44m) Window to side aspect, suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, airing cupboard housing hot water cylinder.





OUTSIDE

To the front of the property there is gravel driveway providing ample parking with access via a five bar gate. The front garden is laid to lawn with flower beds and shrubs and mature trees and storage shed. To the side of the property there is a boiler room housing the oil fired boiler. Gardens extending to the rear of the property being laid to lawn with flower beds and shrubs, the house sits on gardens of approximately one acre.

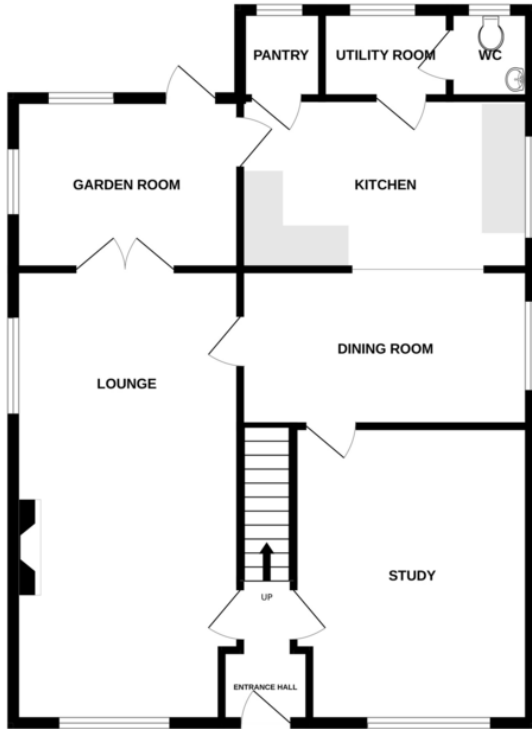
PADDOCK

Access via garden there are paddocks of approx two acres being enclosed by fencing and hedge borders, adjoining dismantled crab and winkle railway cutting with established trees and storage area included within the plot.

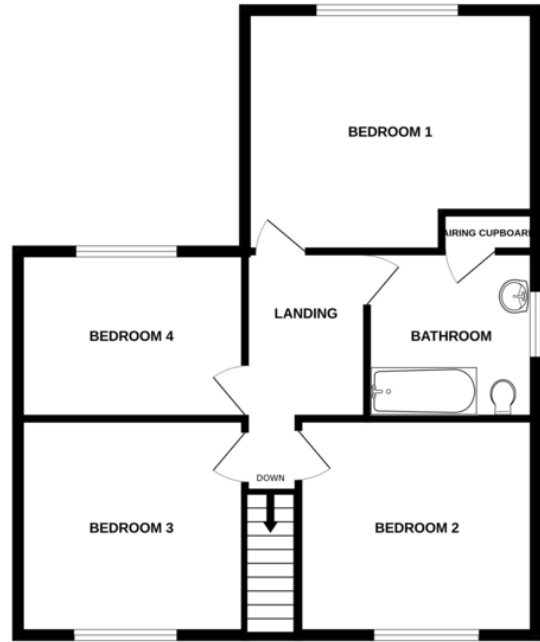
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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