



DAVID  
BURR

**Barnards Farm**  
**Fordham, Essex**



# Barnards Farm, Halstead Road, Fordham, Colchester, Essex, CO6 3LL

The small village of Fordham is surrounded by beautiful open countryside and offers a fine church and pub. The town of Colchester with its main line rail link to London Liverpool Street station is 6 miles distant whilst the well-preserved market town of Sudbury is 11 miles distant.

A four bedroom (one en-suite) detached Grade II\* listed period residence enjoying a village location within walking distance of the Shoulder of Mutton public house, located within the highly regarded north Essex village of Fordham. Offering an accommodation schedule to the principal residence of approximately 2,650sq ft the property is arranged via three distinctive ground floor reception rooms enjoying a linear floor arrangement with a number of rooms benefitting from dual aspect affording a wealth of natural light. Ideally suited as a family home, the property has retained a wealth of charm, character and individual period features including an array of exposed timber and stud work, herringbone patterned inglenook fireplace with significant bressumer beam, two crown posts and staircases. The property enjoyed a two-story side extension over the course of the 20<sup>th</sup> century which has significantly increased the functionality providing a principal bedroom with completing en-suite facilities and an interlinking sun/garden room enjoying a south facing aspect. Further benefits to the property include an array of versatile outbuildings including a garage/workshop, further garage and vibrant, enchanting grounds of approximately 1.42 acres with a stream running through and range of established trees.

## **A four bedroom (one en-suite) Grade II\* listed timber framed residence enjoying a village location within walking distance of the Shoulder of Mutton public house offering an accommodation schedule of approximately 2,650sq ft set in 1.42 acre grounds with an array of outbuildings and established gardens.**

Timber door opening to:

**ENTRANCE HALL: 13' 7" x 4' 9"** (4.15m x 1.47m) With a wealth of exposed timber work with windows to front, staircase off and door to:

**SITTING ROOM: 20' 8" x 19' 11"** (6.31m x 6.09m) Enjoying a bright, dual aspect via a window range to front and rear, karndean laminate flooring and LED spotlights. The focal point of the room is a magnificent inglenook fireplace with part herringbone patterned hearth, brick surround and oak bressumer beam over. Oak staircase off and convenient access to the:

**KITCHEN/BREAKFAST ROOM: 20' 7" x 18' 1"** (6.28m x 5.52m) Fitted with an extensive range of matching base and wall units with

continuous preparation surfaces over. Two single sink units benefit from a mixer tap above with integrated appliances including a Smeg double oven, space for microwave/grill above in addition to a four-ring ceramic hob. Space for an American style fridge/freezer and benefiting from LED spotlights. Affording a dual aspect with window ranges to front and rear, stable door to outside and ample space for a breakfast table. Door to store room housing oil fired boiler.

**SUN ROOM: 18' 11" (narrowing to 13' 8") x 18' 7"** (5.77m (4.17m) x 5.68m) Former part of a two-storey 20<sup>th</sup> century addition with two timber framed sash windows to front elevation, array of exposed wall timbers and tiled flooring throughout. Study recess to rear, further sash window and opening to:

# Barnards Farm, Halstead Road, Fordham, Colchester, Essex, CO6 3LL

**GARDEN ROOM: 13' 3" x 9' 4"** (4.06m x 2.86m) Of timber framed construction set on a brick base beneath a pitched glazed roof line with a glazed surround on three side and french doors opening to the side terrace and gardens beyond.

**UTILITY ROOM: 8' 8" x 4' 10"** (2.66m x 1.48m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Ceramic sink unit with mixer tap above and space and plumbing for washing machine and tumble dryer.

**CLOAKROOM (accessed via entrance hall): 4' 9" x 3' 5"** (1.45m x 1.06m) Fitted with ceramic WC, wash hand basin within a fitted base unit with tiling above.

## First floor

**LANDING:** With timber framed sash window to rear affording views across adjacent paddock land and an array of exposed timber and stud work set beneath a pitched roof line with original crown posts. Oak door opening to airing cupboard fitted with useful shelving.

**BEDROOM 1: 18' 11" (narrowing to 10' 4") x 18' 2" (narrowing to 8' 10")** (5.77m (3.17m) x 5.55m (2.71)) Forming part of the two-storey 20<sup>th</sup> century extension with timber framed sash windows to side and rear in addition to an extensive range of full height wardrobes and fitted base units. Hatch to loft and door to:

**EN-SUITE SHOWER ROOM: 8' 2" x 5' 6"** (2.51m x 1.7m) Fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower with shower attachment. Timber framed sash window to front and door to useful recessed storage.

**BEDROOM 2: 14' 9" x 11' 9"** (4.51m x 3.59m) Set beneath exceptional ceiling heights with exposed ceiling and wall timbers, window range to

front affording elevated views across the established gardens. Further features include an extensive use of fitted wardrobe units.

**DRESSING ROOM: 10' 5" x 7' 5"** (3.19m x 2.28m) With floor to ceiling fitted wardrobe storage, shelving to side and window range to rear affording views across the gardens and paddock land beyond.

**BEDROOM 3: 12' 3" x 8' 9"** (3.75m x 2.67m) With sash window to rear enjoying views across the gardens and paddock land beyond. Exposed wall timbers and fitted wardrobe units.

**BEDROOM 4: 10' 7" x 8' 8"** (3.25m x 2.65m) With sash window to front affording views across the enchanting gardens in addition to exposed wall timbers.

**FAMILY BATHROOM: 10' 6" x 10' 5"** (3.21m x 3.19m) Set within the original part of the property and fitted with ceramic WC, wash hand basin within a tiled unit with storage below, sunken bath and fully tiled separately screened shower unit. Exposed timber work and window range to rear.

## Outside

Situated on Halstead Road the property is approached via a tarmac driveway with electric gate opening to the approach road widening into an area of off-street parking for in excess of ten vehicles. Immediately beyond the parking area are useful range of outbuildings including a garage/workshop, further garage set adjacent to the courtyard and log store adjoining. The grounds envelope the property with a west facing courtyard ideally suited for entertaining and alfresco dining with brick border, various covered stores and border planting.

The gardens are defined via a post and rail border fencing an expanse of lawn, a number of mature trees including willow, cherry blossom and

# Barnards Farm, Halstead Road, Fordham, Colchester, Essex, CO6 3LL

number of outstanding silver birch specimens. A stream runs through the gardens with bridge over and adjacent store.

Further gate access is accessible onto Halstead Road.

**GARAGE/WORKSHOP: 22' 1" x 19' 0"** (6.75m x 5.80m)

**GARAGE: 18' 9" x 12' 9"** (5.74m x 3.89m)

**STORE ROOM: 18' 10" x 14' 5"** (5.76m x 4.40m)

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating.

**NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 900Mbps (source Ofcom).

**PHONE COVERAGE:** EE, Three and O2 (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/>.

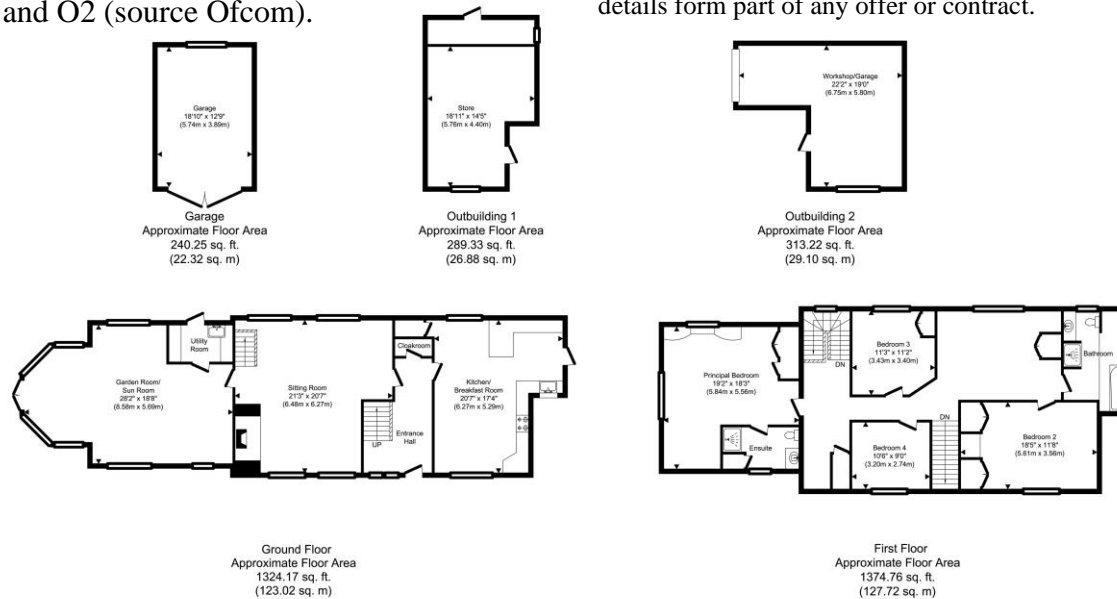
**EPC RATING:** N/A

**WHAT3WORDS:** hairspray.fields.champions

**LOCAL AUTHORITY:** Colchester City Council, 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.



TOTAL APPROX. FLOOR AREA 3509.03 SQ.FT. (326.00 SQ.M.)

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2023

