



THE OLD DAIRY, SHEERING LOWER ROAD

GUIDE PRICE – £795,000

- BARN CONVERSION WITH SCOPE TO EXTEND STPP SITTING IN 1.75 ACRES
- LARGE VAULTED OPEN PLAN LIVING SPACE WITH KITCHEN AREA
- EXPOSED FEATURE BEAMS TO CEILINGS
- UNDERFLOOR HEATING
- SEPARATE UTILITY ROOM
- BEDROOM 1 WITH SHOWER ROOM
- FOUR-PIECE FAMILY BATHROOM
- SEVERAL OUTBUILDINGS WITH POWER
- TWO PADDOCKS
- GATED OFF-STREET PARKING
- ATTACHED CART LODGE WITH PLANNING PERMISSION

An opportunity to purchase a two double bedroom barn conversion with ample additional scope to extend stpp sitting in 1.75 acres. With vaulted rooms enjoying under floor heating throughout, the accommodation comprises an entrance hall, large open plan living space with kitchen area, separate utility room, large principle bedroom with shower room en-suite, and a four-piece family bathroom suite. Two attached outbuildings are ideal for conversion with one enjoying planning permission already! Additional outbuildings can be found in the west paddock, whilst, the larger north paddock boasts water and power should a stable be required (stpp). The shingle driveway supplies ample off street parking whilst being secure behind electric gates.





With stable entrance door opening into;

Entrance Hall

With three windows to front, exposed beams to vaulted ceiling, tiled flooring with underfloor heating, doors and openings to rooms.

Open Plan Living Area 25'3" x 17'2" (7.7m x 5.23m)

A vaulted room with windows overlooking rear paddock, further window to side and Velux window to ceiling, door to rear paddock. Kitchen area comprising a workstation with butler sink and mixer tap. Exposed feature beams to ceiling, inset ceiling downlighting, tiled flooring with underfloor heating.

Utility Room 7'3" x 6'5" (2.21m x 1.96m)

Comprising a workstation with plumbing and power for washing machine and tumble dryer, inset ceiling downlighting.

Bedroom 1 - 17'1" x 15'4" (5.21m x 4.67m)

With windows to both front and rear aspects, vaulted ceiling with exposed timbers, wooden flooring with underfloor heating, ceiling lighting, door to;

Shower Room 7'3" x 4'7" (2.21m x 1.4m)

Comprising a fully tiled and glazed shower cubicle, wash hand basin, close coupled WC, vaulted ceiling with exposed timbers, ceiling lighting.

Bedroom 2 - 15'3" x 11'4" (4.65m x 3.45m)

With window to rear, further Velux window, vaulted ceiling with exposed timbers, wooden flooring with underfloor heating.

Family Bathroom 7'9" x 9'9" (2.36m x 2.97m)

Comprising a four-piece suite of fully tiled and glazed corner shower cubicle, free-standing roll topped claw and ball bath with mixer tap and shower attachment over, close coupled WC, vanity mounted wash hand basin with mixer tap, vaulted ceiling with exposed timbers and Velux window, ceiling lighting, tiled flooring with underfloor heating.

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Development Potential

Externally, to the East of the property, there is an attached twin stable barn currently used as storage but, subject to planning permission, could create additional residential accommodation or annex.

Cart Lodge

Attached to the south of the living area, this section has planning permission (EPF/0706/17 LB) to be converted into additional residential accommodation.

OUTSIDE

The Front

The front is approached via a pair of electric gates that supplies access to a shared shingle driveway that in-turn supplies access to a secondary set of electric gates (yet to be installed) opening into the properties private shingle driveway that supplies off-street parking for numerous vehicles and vehicular access to the various outbuilding's. To the North, is a post and rail fenced garden to the immediate rear of the property with a large paddock beyond. In the west corner of the paddock there is water, power and access to the sewage system that if a stable with toilet block be required could be installed, subject to planning permission.

External Outbuildings

There are several external outbuildings with a variety of usages (storage, workshop or office space), some with power and lighting.

To The West

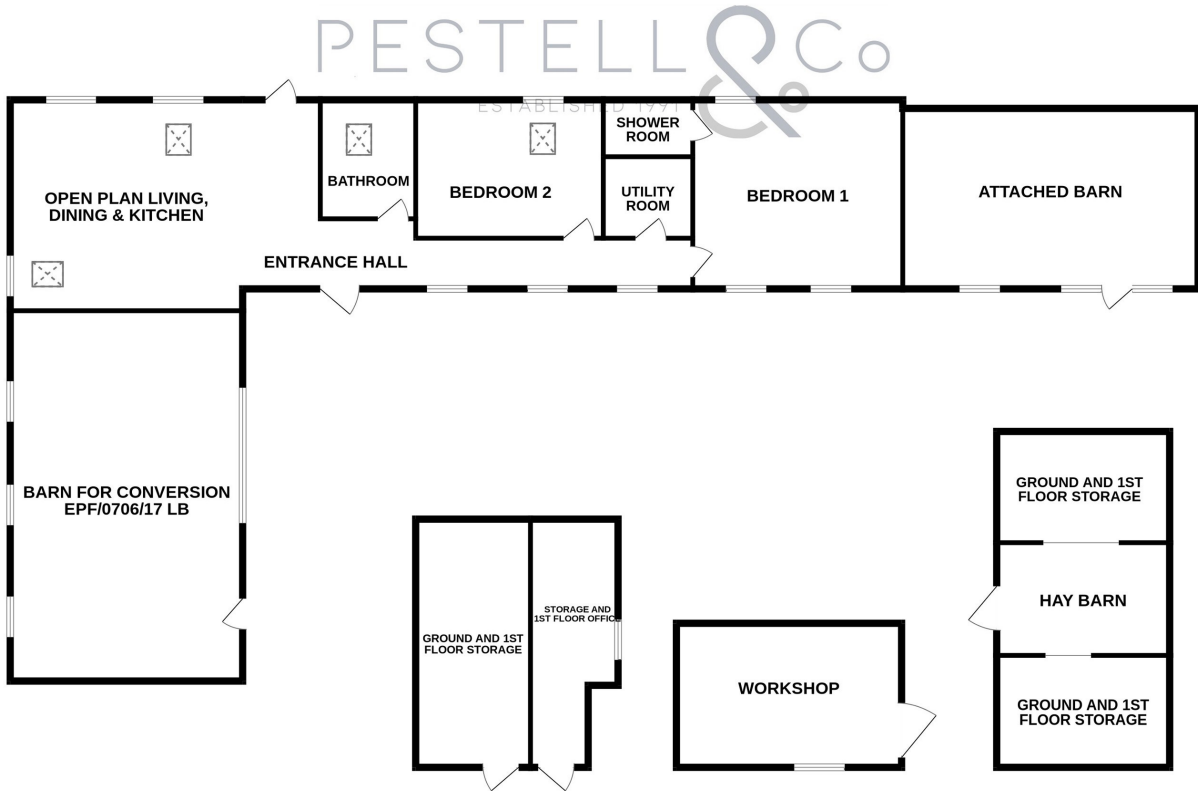
There is an additional smaller paddock ideal for storage or additional recreational facilities that has vehicular access.

The boundary to the property is retained by a beautiful tree line or hedging.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN



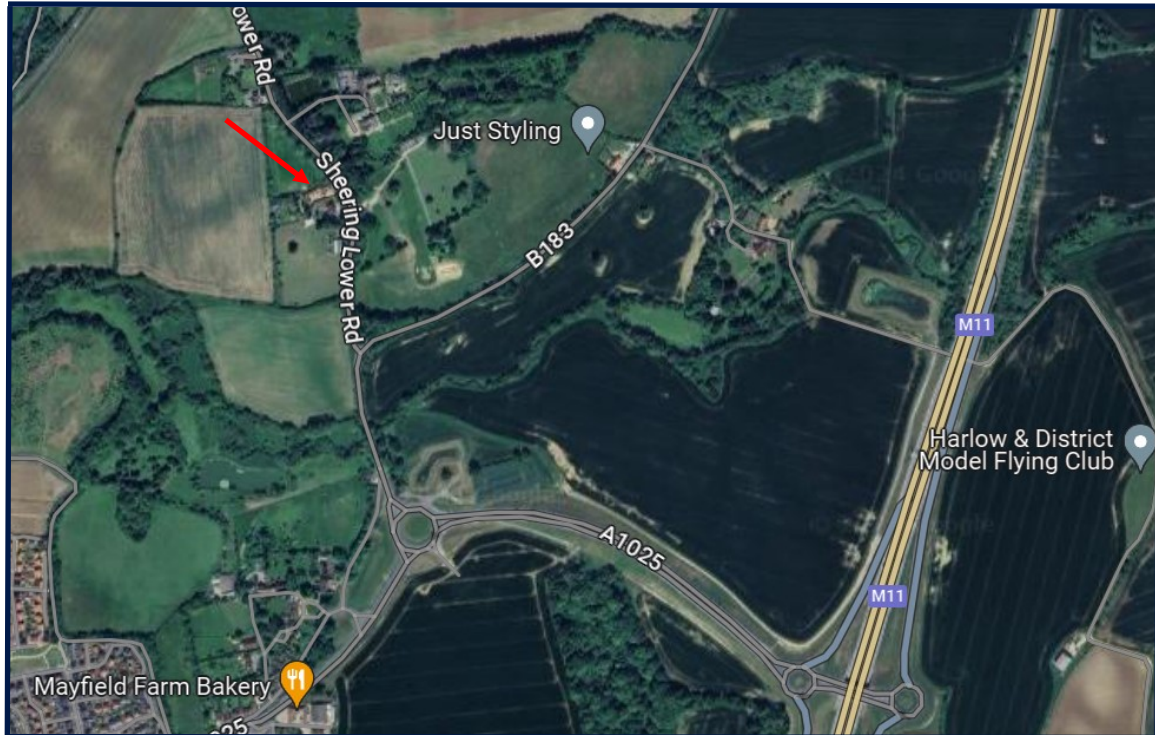
TOTAL FLOOR AREA : 3561 sq.ft. (330.8 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

The Old Dairy is located south of the village of Sheering that in turn is between Hatfield Heath and Old Harlow, both offering schooling, shopping, restaurants and recreational facilities. The larger towns of Bishops Stortford, Sawbridgeworth and Harlow offer mainline train stations direct to London Liverpool Street and Stratford. The nearby M11 can be accessed via the new Junction 7A, that offers onward journeys to the M25 and London to the south or Stansted Airport and Cambridge to the north.

DIRECTIONS



FULL PROPERTY ADDRESS

The Old Dairy, Sheering Lower Road, Sheering,
Essex CM17 0NE

COUNCIL TAX BAND

Band F

SERVICES

Air source heat pumps for heating and hot water,
private drainage and water

LOCAL AUTHORITY

Epping Forest District Council Civic Offices
323 High Street, Epping, Essex CM16 4BZ

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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