



## BUTTLEYS LANE, GREAT DUNMOW

GUIDE PRICE – £900,000

- 4 DOUBLE BEDROOM GRADE II LISTED BARN CONVERSION
- EXTRA LAND AVAILABLE VIA SEPARATE NEGOTIATION
- OPEN PLAN VAULTED LIVING, KITCHEN AND DINING ROOM
- FAMILY ROOM
- CLOAKROOM AND SEPARATE UTILITY
- UNDERFLOOR HEATING THROUGHOUT
- PRINCIPAL BEDROOM WITH BUILT-IN STORAGE AND EN-SUITE
- FIVE PIECE FAMILY BATHROOM
- ELECTRICALLY GATED DRIVEWAY
- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- INTERNAL ENTERTAINING COURTYARD

Located on the edge of Great Dunmow, this immaculately presented 4 double bedroom barn conversion with underfloor heating throughout comprises of a large open plan living room, dining room and kitchen with vaulted ceiling, family room with large picture window and contemporary twin room fireplace, mezzanine with home office, downstairs cloakroom and separate utility room. There are 4 double bedrooms, with the principal bedroom enjoying built-in storage, wardrobes and en-suite, with a 5 piece family bathroom supporting the remaining bedrooms. Externally, the property is approached via an electrically operated gate that opens onto a shingle driveway, supplying off-street parking for numerous vehicles. There is also access to a timber cart lodge and a fully paved courtyard ideal for summer entertaining with a lawned area and pond.





With solid oak doors and glazed surrounds opening directly into;

### **Open Plan Living Room, Dining Room & Kitchen**

An impressive vaulted room with exposed timbers to walls and ceilings, an array of windows to three aspects, including Velux windows, solid oak wide-board flooring with underfloor heating, contemporary fireplace with log burner, media wall, array of power points, kitchen area comprising an array of eye and base level contemporary cupboards and drawers with stone worksurfaces, island unit with breakfast bar, under sunk sink unit with worksurface integrated drainer with mixer tap over, integrated double oven with 5-ring hob and extractor fan over, integrated fridge-freezer and microwave, counter display lighting, kickboard lighting and wall mounted lighting, doors and openings to rooms.

### **Family Room 13'6" x 11'7"**

Another beautiful, vaulted room with exposed timbers to walls and ceilings, large window to side, further two windows to two further aspects, wall mounted lighting, solid oak wide-board flooring with underfloor heating, array of power points.

### **Cloakroom**

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half-tiled surround, electric demisting vanity mirror, ceiling lighting, tiled flooring.

### **Utility Room**

With eye and base level work units and work surfaces with wall mounted combination boiler, power and plumbing for washing machine and tumble dryer, ceiling lighting, tiled flooring, array of power points.

### **Mezzanine & Home Office**

Approached via a ladder-style staircase with mezzanine overlooking vaulted living area, wood effect laminate flooring, power points, glazed balustrade and door into Home Office. This is a vaulted room with window to rear, low level lighting, wood effect laminate flooring, power points.

### **Bedroom 1 – 14'3" x 11'11"**

With built-in storage and wardrobes, vaulted ceiling with exposed timbers to walls, doors to internal courtyard and further windows to side, oak flooring with underfloor heating, wall mounted lighting, door to;

### **En-suite**

Comprising an oversized fully tiled and glazed walk-in shower with integrated twin-head shower, wall mounted vanity his & hers sink unit with mirrored storage above, low level WC with integrated flush, wall mounted contemporary chromium heated towel rail, electric shaving point, extractor fan, tiled flooring with underfloor heating, inset ceiling downlighting & display lighting, obscure window to side.

### **Bedroom 2 – 16'4" (max) x 15'1" (max)**

With one complete aspect with exposed timbers and glazing, further window to side, oak flooring with underfloor heating, inset ceiling downlighting, TV and power points.

### **Bedroom 3 – 13'8" x 11'0"**

With vaulted ceiling and exposed timbers to roof, windows to both front and rear aspects, oak flooring with underfloor heating, TV and power points.

### **Bedroom 4 – 11'10" x 9'4"**

With vaulted ceiling and exposed timbers, window to rear, oak flooring with underfloor heating, power points, ceiling lighting.

### **Family Bathroom**

Comprising a four piece suite of enclosed bath with mixer tap and shower attachment, wall mounted vanity with his & hers sinks, with storage beneath and large mirror above, fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, full tiled surround, tiled flooring with underfloor heating.

# OUTSIDE

## The Front

Externally the property is approached via an electrically operated wrought iron gate opening into a large shingle driveway, supplying off-street parking for numerous vehicles, access to timber cart lodge and store, opening through to;

## Internal Courtyard

Completely paved, ideal for summer entertaining, further lawned area and pond to the North aspect.





The extra land via separate negotiations is depicted by the red line

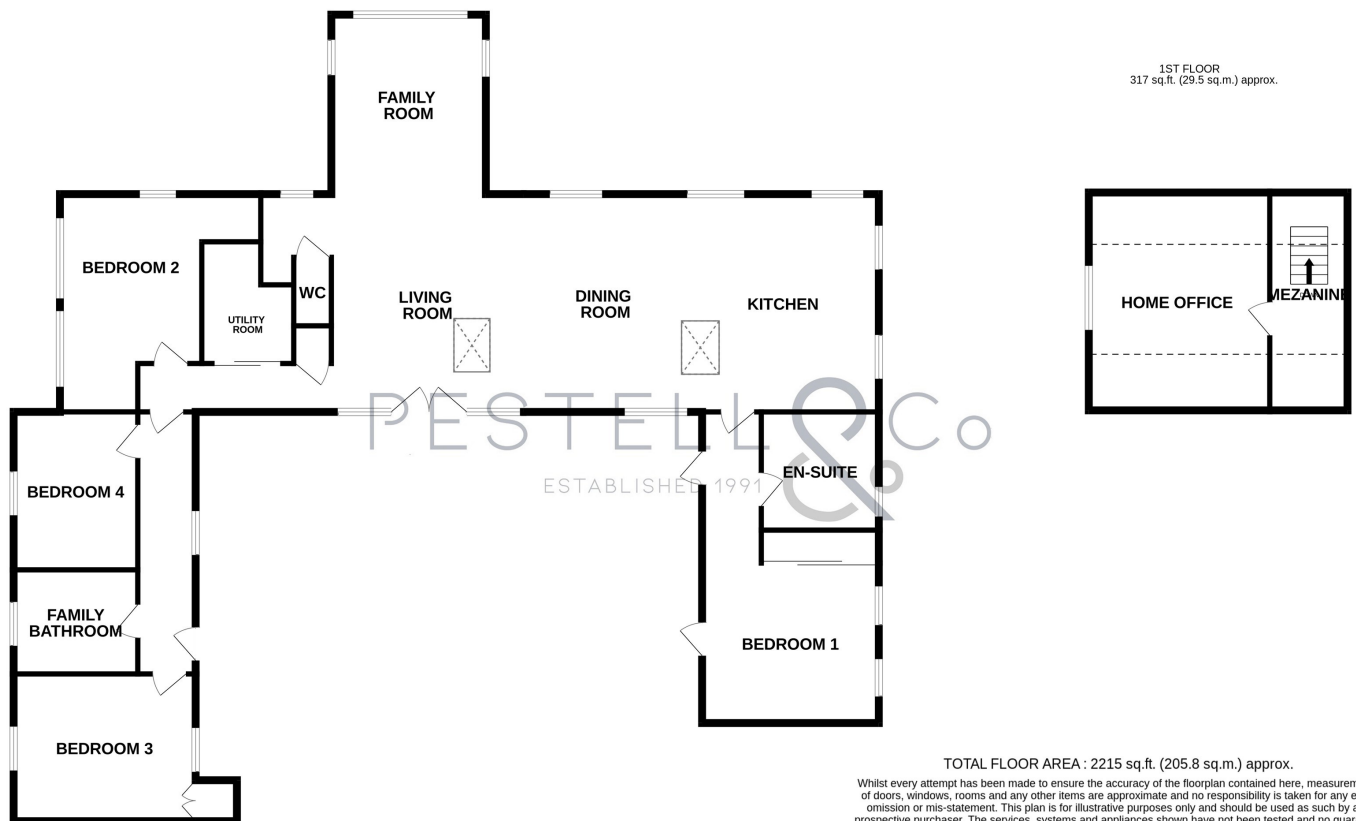
EPC

EPC EXEMPT

FLOOR PLAN

GROUND FLOOR  
1898 sq.ft. (176.3 sq.m.) approx.

1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



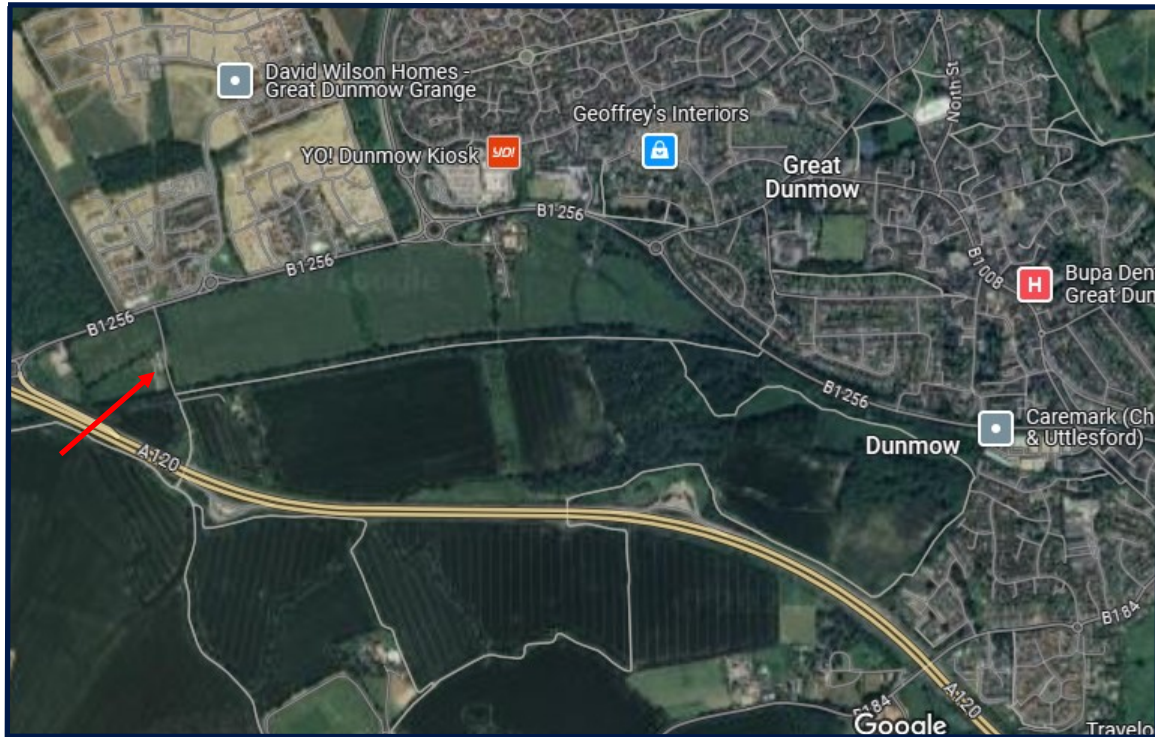
TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

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

**Buttles Lane** is located on the edge of Great Dunmow and is a short drive from the town high street, schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Baytree Barn, Buttles Lane, Great Dunmow,  
Essex, CM6 1SJ

## COUNCIL TAX BAND

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## SERVICES

Gas fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 15/01/2025. 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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