



LITTLE NORTONS

Cornish Hall End Road, Stambourne, CO9 4PE

Offers in Excess of £600,000

DAVID
BURR



Little Nortons, Cornish Hall End Road, Stambourne, Halstead, Essex, CO9 4PE

Little Nortons is a fascinating and unusual rural property, principally comprising of a detached house, in need of complete modernisation, but with lots of potential, and a vast workshop/storage/agricultural facility extending to 7200 sqft., all situated within a lovely, quiet and private plot. NO ONWARD CHAIN.

The property has not changed hands for over 45 years, and provides the future incumbent with a myriad of possibilities, including the opportunity for possible development in light of a pre-app report, relating to the existing outbuilding (information available on request).

We are anticipating a considerable amount of interest in Little Nortons which is offered for sale with no on going chain, and we are seeking bids in excess of the asking price.

The entrance hall contains the stair case, and doors provide access to the living room and a part of the building adapted for use as a bedroom with contemporary ensuite facility. The living room has been previously extended and overall is of excellent size, including a fireplace inset to which is a Baxi gas fire and back boiler heating system (liquid gas supplied). The Living room yields access to the kitchen, a timber conservatory and the inner hall, which is the passage to a shower room, utility room and further reception room.

There are three well proportioned bedrooms located on the first floor with adaptations to provide an en-suite started, but incomplete.

Exterior
The house is set back behind establish hedge rows and surrounded by lawn. Double five bar gates positioned to the right-hand side, provide access to the grounds and workshops.

The workshops offer a prodigious amount of storage and working space, access being afforded via multiple` double doors. Electricity is connected and there are numerous supply points and extensive lighting. The buildings are conjoined spaces of predominantly block but also timber framed construction with pitched and flat roof sections. A large timber shed is situated on the roadside of the workshops and is racked out for storage.

A liquid gas tank is located to the front (ownership is unknown). The grounds are in need of cultivation but verdant, and as previously mentioned the seller has staked out the rear (north/eastern) boundary for guidance and demarcation.

Agents Note;
The title is unregistered. We understand the seller intends to retain the land immediately behind the property for purposes of re-wilding and ecology. A new boundary has been roughly staked accordingly, but can be varied, subject to negotiation. Overall, between 0.75 and 1 acre (stc)

Details of a pre-app meeting with Braintree District Council relating to possible future development of the outbuilding is available on request. Private drainage (we do not believe this is compliant with current regulations)

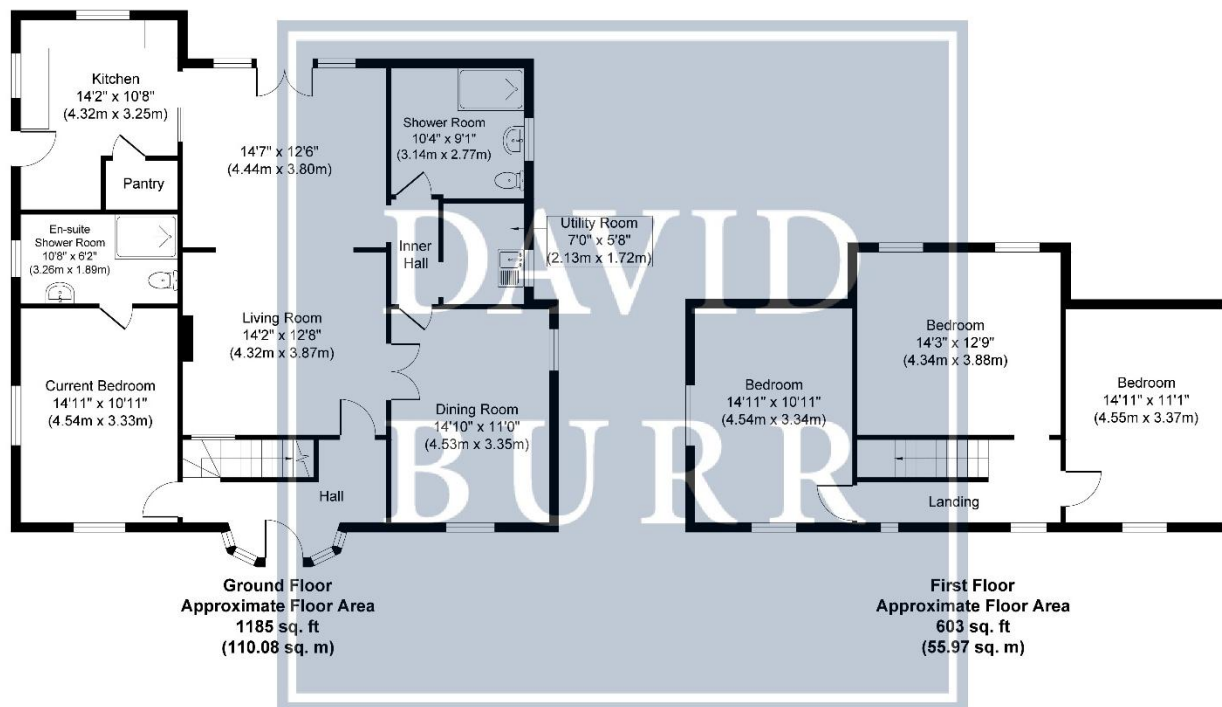
The well presented accommodation comprises:

Three/four bedrooms	Substantial workshops and barn
Two reception rooms	Delightful rural location
Two ground floor shower rooms	Significant potential
Utility room	Overall between 0.75 and 1 acre (stc)
Kitchen/breakfast room	

Location
Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

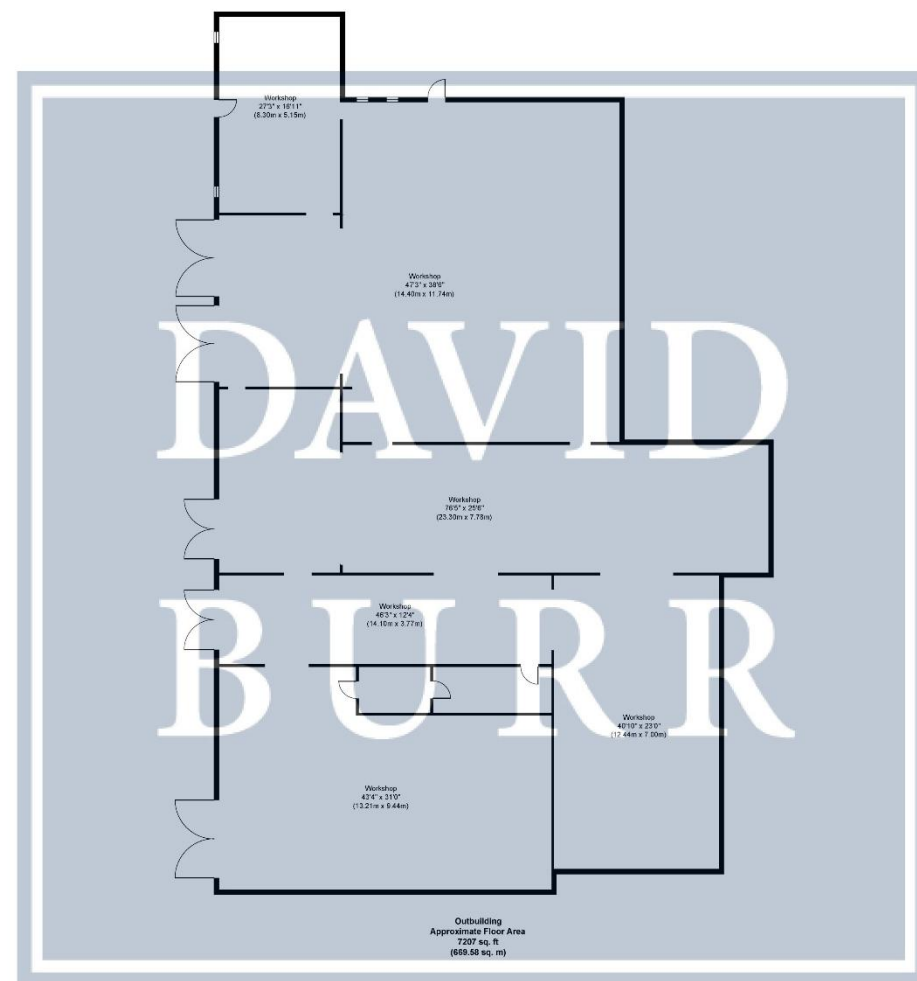
Access	
Halstead 9 miles	Saffron Walden – Liverpool St 60 mins
Braintree 13 miles	Stansted approx 30 mins
Sudbury 13 miles	M25 J27 approx 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and private drainage

Liquid gas fired heating to radiators. EPC rating: G Council tax band: E

Tenure: Freehold Construction type: Standard

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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**DAVID
BURR**