

# Saling Barn, Piccotts Lane, Great Saling, Essex



Jackson-Stops  
& Staff



People **Property** Places





## An historic Listed Essex Barn A spectacular conversion with award winning ultra-modern interiors

### Accommodation:

- Reception Hall
- Kitchen/Dining Room
- Utility
- Vaulted Main Section  
With two storey office  
suite
- Annexe Kitchen  
/Reception Room
- 5 Bedrooms
- 3 Bathrooms

### Location:

Saling Barn lies about ½ a mile to the east of the village of Great Saling, some 2 miles to the north of the A120 and 5 miles to the east of the market town of Great Dunmow, which offers a good range of day-to-day shopping, together with a large supermarket on the western edge of town. The dualled A120 trunk road has considerably reduced the travelling time to Stansted Airport and the M11, allowing easy access to Cambridge in the North, the M25 and London to the South.

### Distances:

- Great Saling - 0.5 miles
- Great Dunmow - 5 miles
- Stansted Airport & M11 - 14.5 miles  
(London's Stratford  
Station approx 40 mins)
- Chelmsford - 16 miles  
(London's Liverpool  
Street approx 37 mins)

From a commuting point of view, many of those who already live in the area with offices in Canary Wharf often drive using these main road links in preference to the train, however the mainline stations at Stansted Airport and Chelmsford offer fast, frequent services to London's Liverpool Street Station.

There are excellent Primary and Secondary Schools within the area including the Grammar Schools in Chelmsford. The property is also within easy reach of a choice of schools in the private sector, notably Felsted Preparatory and Public School (5 miles), Bishop's Stortford College and the Hockerill Anglo-European College, also at Bishops Stortford.





### The Property :

This historic Grade II \* Listed Galleried Barn (1385) was sympathetically brought into the 21<sup>st</sup> Century by an internationally renowned Architect. A three storey house stands within the original building whilst a two storey glass office suite (à-la Mies van de Rohe) has been inserted at the other end, leaving a large area between the two completely open with the ancient timber frame exposed. The accommodation comprises semi open plan reception rooms and kitchen on the ground floor with the utility room/rear hall linking to a single storey self-contained annexe.

The main bedrooms are located on the first floor with a loft study above in the east gable.

The open void between the home and office offers very flexible space for meetings, parties and exhibitions.





Pictures of Offices



**Viewing:** By appointment with the Agent - Jackson-Stops & Staff on 01245 467 468

**Services:** Mains Water and Electricity.  
Private Drainage

**Local Authority:** Braintree District Council 01376 552525

**Tax Band:** G

Annexe = A

**Viewing:** By appointment with  
Jackson-Stops & Staff on **01245 467 468**

**Post Code:** CM7 5DW

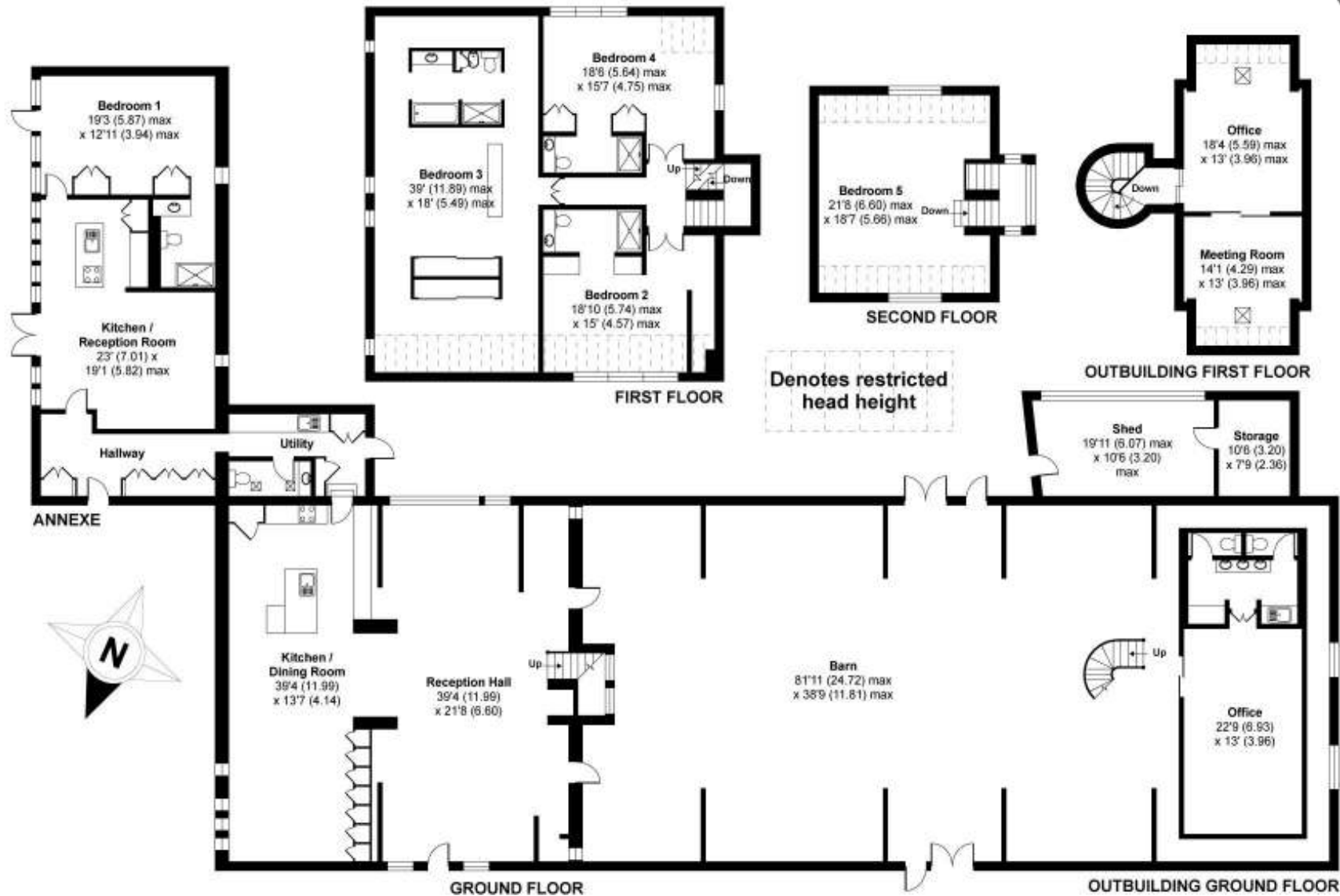
**Directions:** (From M11-junction 8)  
Take the A120 eastwards, turning off the second exit to Great Dunmow -B1008/B1256. Bear left at the roundabout and right at the second roundabout, continuing on the B1256 Braintree Road. After some 5 miles turn left at Blake End (The Palms Restaurant) signposted to Great Saling, The Bardfields. In the centre of Great Saling bear right into Piccotts Lane. After half a mile the Barn will be seen on the right hand side, shortly after the sharp left hand bend.

Pictures of Annexe



# Saling Barn, Piccotts Lane, Great Saling, Essex

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 8063 SQ FT 749 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Chelmsford 01245 467 468 [chelmsford@jackson-stops.co.uk](mailto:chelmsford@jackson-stops.co.uk)

Jackson House, Springfield Lyons Approach  
Chelmsford, Essex CM2 5LB

[jackson-stops.co.uk](http://jackson-stops.co.uk)



Jackson-Stops  
& Staff



**IMPORTANT NOTICE** Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.