



JORDANS FARM

LOWER GREEN, WAKES COLNE, NR COLCHESTER, ESSEX



JORDANS FARM

LOWER GREEN, WAKES COLNE,
NR COLCHESTER, ESSEX

**A handsome Grade II listed
farmhouse with a traditional
range of outbuildings
overlooking the Colne Valley
with nearly 35 acres**

- Sitting room
- Dining room
- Living room
- Study
- Snug
- Kitchen/breakfast room
- Conservatory
- 5 bedrooms (1 with en suite shower room)
- 2 bathrooms
- 2 additional shower rooms
- Utility room
- 3,700 sq ft of traditional farm buildings incorporating stabling
- Garden
- Paddocks and field

About 34.5 Acres

Chappel 2 miles (branch line station to Marks Tey),
Earls Colne 4 miles,
Marks Tey 6.6 miles (London Liverpool Street 56 minutes),
(access A12 at Marks Tey, Kelvedon or Eight Ash Green),
Halstead 7.1 miles
Sudbury 9 miles
Colchester 9 miles





SITUATION

Jordans Farm is situated to the north east of Earls Colne in a delightful stretch of countryside with distant views on the edge of the Colne Valley surrounded by its own extensive acreage. Local shopping facilities are provided in Earls Colne and Chappel with a more extensive range of shopping, educational and recreational facilities in Colchester, Sudbury and Halstead. For the commuter there is a train service from Chappel, which is on the branch line to Marks Tey, or Marks Tey to London's Liverpool Street. There is access onto the A12 at Marks Tey, Kelvedon and Eight Ash Green.

DESCRIPTION

Jordans Farm is listed as being of Architectural or Historical Interest Grade II and is believed to date from the 17th century, constructed of a heavy timber frame under a peg-tiled roof with rendered elevations and a more recent extension. A front door leads into the sitting room with a natural brick floor and lovely inglenook fireplace with a large oak bressumer above housing a log burner, with a staircase to the first floor. Also off the sitting room there is a dining room leading through to the inner hall, a second staircase, a study, a living room with exposed brick fireplace and inset wood burner and a third staircase to the first floor. Off the sitting room is the kitchen/breakfast room with an oil-fired Rayburn leading through to the utility room, pantry and shower room. Off the cloakroom lobby to the rear is a snug which could be used either as a sitting room, playroom or a guest suite with an ensuite shower room. Also accessible off the cloakroom lobby is the bespoke conservatory overlooking the garden and pond. Off the main landing are three bedrooms (one with an ensuite shower room) and bathroom and off the secondary landing a further two bedrooms, and a bathroom with a hydrotherapy bath.

OUTSIDE

Well screened from the road, access is through electric gates leading to a gravel parking area with space for numerous vehicles. To one side is four-bay cart lodge (37' x 36') and to the other side a small fenced paddock. The gravelled vehicular access leads beyond the main converted barn and divides, one drive to the traditional outbuildings/equestrian facilities and another through brick pillars to the house and established formal gardens and a large natural pond adjacent to the conservatory. To the south of the house is a delightful well-stocked terrace, a suntrap, enclosed by a flintstone wall opening onto a further lawn area and ancillary outbuilding used for storing machinery. At the rear is a kitchen garden.



FLOORPLANS

Gross internal area

Main House gross internal area = 3,306 sq ft / 307 sq m

Barns gross internal area = 3,762 sq ft / 349 sq m

Total gross internal area = 7,068 sq ft / 656 sq m

For identification purpose only.

Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8310527/RIB

The main barn (presently used for 'Bridal Re-Dress' with change of use planning permission personal to the owner), is located to the north east of the house. There is courtyard stabling with traditional red-brick outbuildings including a former dairy with a tack/groom's room, gravelled courtyard, kennels and access to the paddocks and grassland. To the rear is a barn with three-bay lean to, a protected tractor storage area and a further concrete hardstanding washing bay area opening out into a paddock with fields beyond. There is post and rail, hedging and permanent electric fencing with automatic drinkers in the paddocks.

GENERAL INFORMATION

POSTCODE CO6 2AZ

SERVICES Mains water and electricity, private drainage, oil-fired heating and ground source heat pump in the barn.

AGENT'S NOTES

1. There are current planning permissions for further alterations, including five additional stables, a new kitchen/breakfast room and cart lodge (lapsed).
2. There is a right of way along part of the western boundary for the owners of Mill House on the lane to access their paddock with a tractor. This is fenced off with post and rails.

VIEWING Strictly by prior appointment with the sole agents Savills.

DIRECTIONS

From Colchester at Eight Ash Green on the A12 take the A1124 towards Halstead. Continue on the A1124 to Chappel and turn right just under the viaduct into Station Road. Continue on to Jupe's Hill and turn left into Lower Green. Jordans Farm is the last property on the left hand side.

SAVILLS CHELMSFORD

chelmsford@savills.com

01245 293233

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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 necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170920LC



savills