

# NEWMANS FARMHOUSE

BURNHAM-ON-CROUCH





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BURNHAM-ON-CROUCH | ESSEX

- Secluded setting • 360° countryside views • Essex barn and stable block
- Sympathetically extended kitchen breakfast room • 3 reception rooms
- Master suite with dressing room and ensuite • 3 further bedrooms and family bathroom
- Cloakroom • Utility room • Detached double garage and parking

About 2.42 acres

Burnham-on-Crouch Station 1.6 miles  
(Liverpool Street from 68 mins),  
A130 14.3 miles,  
Chelmsford 21.3 miles,  
M25 (Junction 29) 30.3 miles,  
Canary Wharf 48.3 miles





The town of Burnham-on-Crouch is situated on an attractive tidal estuary at the end of the river Crouch. Historically the town was first a ferry port, later a fishing port also known for its oyster beds and, most recently, a renowned yachting centre hosting 'Burnham Week' at the end of every August. In addition to its deep water moorings, yacht marina, four yacht clubs and several boatyards Burnham can also boast a number of additional facilities not normally found in small towns such as a cinema, two primary schools, a secondary school, two supermarkets, no less than nine public houses, numerous other shops, restaurants and eateries and a railway station on the Southminster branch line with direct trains into London Liverpool Street.

Newmans Farm is a Grade II listed farmhouse which is also thought to have been used as a bothy for farmworkers in the area. It has many fine period features throughout and the listing states: "A late C18 or early C19 timber-framed and weatherboarded house...double-hung sashes with glazing bars and north wing has casements. There is a central doorway on the south front, Roofs tiled, with 2 gabled dormers to the north wing". The house has been in the same family for well over forty years and has been painstakingly maintained and updated throughout that time.

The front door opens into an attractive entrance lobby, where a walk-in storage cupboard with wash basin doubles as a wine store and a door leads into the partially-vaulted hallway with a herringbone tiled floor and a staircase leading up to the first floor flanked by a large window. The principal rooms leading off this hall include a large, bright, triple aspect sitting room with an impressive fireplace with flagstone hearth and open grate, where it is believed the harvesters would have congregated after the day's work to cook and eat together. In contrast the kitchen/breakfast room to the left was thoughtfully extended about five years ago and has a neutral stone floor with underfloor heating, contemporary units in cream with pale granite worktops and a range of integrated NEFF appliances including a large fridge, double oven, induction hob, washing machine and dishwasher. The breakfast area has a vaulted ceiling with a large skylight which, along with the bi-folding doors cleverly flood the kitchen with natural light. There is space for a large table and chairs and the doors open onto a terrace within the walled garden. Adjacent to the kitchen is a utility room with matching units, sufficient space for a tall freezer and a door to the walled garden. A third door from the kitchen gives on to the dining room with a deep sash south facing window framing the views over the garden towards the paddocks, a door leading out on to the garden and another attractive open fireplace with wood burner. The dining room leads onto a good size snug with attractive exposed brickwork and fitted cupboards, which in turn leads full circle back into the hall.





The galleried landing on the first floor gives on to four bedrooms including the master suite and its dual aspect bedroom with vaulted ceiling, exposed beams and dormer windows facing east over the walled garden and west towards panoramic rural views. The adjoining dressing room has built-in wardrobes and leads through to the three piece white ensuite. The other three bedrooms are all bright and airy, with sash windows looking south, and bedroom two has a pretty period fireplace. The family bathroom has a four piece suite with separate shower cubicle and a built-in storage cupboard. There is also a walk-in storage cupboard and a spacious shelved airing cupboard.

The house occupies a sheltered position at the end of a private road (owned by the surrounding landowner) and is approached along a shingle drive providing ample parking space and access to a detached garage (with additional loft storage) situated to the left of the house.

The boundaries are well maintained and planted with hornbeam to the north and south and a mixture of hawthorn and blackthorn to the west. The established gardens include various herbaceous borders with mature planting and a selection of specimen trees planted by the owners over forty years ago. The walled garden is thoughtfully landscaped, with access to the lawns and paddocks that provide uninterrupted views over the adjoining farmland. There is a brick built stable block next to the paddocks which has an insulated metal roof, lighting, mains water and additional storage for hay.

The current owners purchased the adjacent Essex timber barn in 1999 and undertook a programme of modernisation which included the installation of concrete floors, stripping the weather boarding, covering the body of the barn with Tyvek and replacing the boarding.









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Main House gross internal area = 2,185 sq ft / 203 sq m

Garage gross internal area = 351 sq ft / 33 sq m

Outbuilding gross internal area = 2,633 sq ft / 245 sq m

Total gross internal area = 5,169 sq ft / 480 sq m

For identification purpose only. Not to scale.

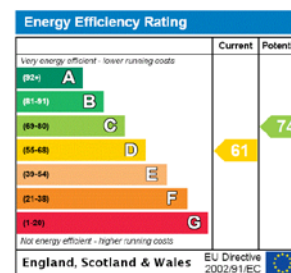


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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The extensive space with its exposed timbers and traditional midstrey is currently configured with stairs leading to a first floor study/home office space but offers considerable potential for alternative use.

The farmhouse was fitted with Photo-Voltaic (PV) panels in July 2012. These panels keep energy demands low while earning £0.21 per kW/hr for a period of 20 years, of which 13 years remain.

**Services:** Mains water and electricity. Oil fired central heating. Private drainage.

**Directions:** Take the A130 bypass southbound and take the first exit signposted to Burnham and Wickford. Follow the signs to Burnham taking the B1012 and then the B1010. After entering BurnhamonCrouch continue on Maldon Road until the Tjunction with Church Road and turn left. After about 300 yards turn right onto Marsh Road and continue for about 1.3 miles to Dammerwick Farm where there is a private road on your left leading to Newmans Farmhouse.

**Postcode:** CM0 8ND

**Viewing:** Strictly by prior appointment with the sole agents Savills.

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Savills Chelmsford  
chelmsford@savills.com  
01245 293233  
savills.co.uk

