

# Boarded Barns

Fyfield Road, Ongar, Essex, CM5 0HJ



savills

## BOARDED BARN

Fyfield Road, Ongar, Essex, CM5 0HJ

*A listed farmhouse, former granary and extensive let outbuildings with income. Available as a whole or in 2 lots*



- ◆ 7 bedroom listed former farmhouse
- ◆ Detached listed former granary with stores
- ◆ Gardens and grounds adjoining farmland
- ◆ Lot 2 – range of let commercial buildings

**About 8.60 acres**

Chipping Ongar 1.1 miles, M11 (Junction 7) 6.4 miles, Epping underground 8.1 miles, Chelmsford City 11.5 miles (Rail service to London)



#### History

A former farmstead which includes a number of listed buildings including a 17th century timber-framed farmhouse, a 16th century detached former granary, stable, grooms room and former kennels. Listed former stable block, together with a range of former farm buildings which include both modern and listed buildings including former Stallion stables, cattle sheds and cart lodge alongside more modern Atcost and Silo units.

#### Situation

Boarded Barns is located off the B184 accessed via a long drive which also serves a new housing development which is due for completion in 2019/2020. Situated between the villages of Fyfield and Ongar and just 25 miles from the City. Fyfield has a village shop and two notable pubs, whilst the larger town of Ongar enjoys many more facilities including a Sainsbury's and Tesco's, restaurants, including Smiths and recently constructed Ongar Academy School.

#### Main House

A heavy oak door opens into the entrance vestibule which is finished with a herringbone brick floor, exposed timbers and a vaulted ceiling. The sitting room is finished with a parquet floor, exposed studwork and windows overlooking the grounds to the rear. The rear entrance opens into a lobby finished with a tiled floor, coat cupboard and

ground floor cloakroom. The kitchen/breakfast room is finished with a clay-tiled floor, overlooks the courtyard and is fitted with a range of oak units topped with granite, built-in larder and serving hatch to the dining room. This is a beautiful room featuring an attractive inglenook fireplace with log burner, finished with a restored wooden floor and featuring exposed studwork. The windows offer lovely views over the grounds to the rear. A three-plank ledge-and-brace-style door opens to the home office which overlooks the grounds. This room is particularly spacious, enhanced by a vaulted ceiling. Note: there is a separate door from the courtyard into this room. The dual-aspect living room with French double doors opening onto the terrace has an attractive Adams-style fireplace and an oak wooden floor. A door leads into the garden room with three sets of sliding patio doors overlooking the gardens and a vaulted ceiling.

The principal bedroom overlooks the grounds to the rear and includes a fine Minster-style fireplace and fitted wardrobes. There are two further double bedrooms overlooking the grounds at the rear and two bedrooms overlooking the courtyard which are serviced by two bathrooms, a cloakroom and a dressing room. The second floor has two attic bedrooms.

#### Detached listed former granary and kennels

This is an attractive building separately listed Grade II of timber frame construction with weatherboard and rendered elevations under a clay

tilled roof. The building is double and single storey dating from C16 with C18/19 single storey former dog kennels to the right, currently used as a chicken coop. Beyond is a further detached weatherboard listed outbuilding under a pantile clay roof and divided into three areas.

#### Outside

Boarded Barns is approached through an electric gate into a long tarmac drive and to a courtyard between the main house and the granary. The gardens and grounds have been beautifully tended with a vast expanse of lawns bordered by deep well stocked beds providing all-year colour and interest. A flagstone terrace that wraps around the house provides a lovely area for al-fresco dining. There is a scattering of mature trees including cherry blossom, maple and a variety of fruit trees. To the south is a vegetable garden enclosed by picket fencing and beyond is an aluminium greenhouse. At the centre of the grounds is a garden pond with an adjacent timber shelter providing a lovely retreat and enjoying the afternoon sun. Along the southern boundary is an area of deciduous woodland and a spinney laid to willow crop. In addition there is a paddock and the land continues as hedgerows to the rear boundary adjoining farmland.

#### Farm buildings: lot 2

The farm buildings, some listed Grade II, include stables, barn and stallion shed and surround a former cattle yard. These buildings are approached over the same drive as the house and are contained within an area to the north of the property with more modern, steel-framed additions. The barns are divided into several units as outlined below.

The majority of these buildings are currently occupied by a few businesses, divided into about 35 units and provide an income of circa £40,000 per annum. Please note that the buildings are subject to an overage clause of 50% should they be developed into residential property. Details of this agreement are available from the agents.

#### Rights of way

Please note that there is a right of way over the drive into the farmland beyond in favour of Radbourne Farms who farm behind the property.

#### Easements, covenants, rights of way and restrictions:

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions, whether mentioned in these particulars or not.

#### Services:

Mains water, electricity. Private drainage. Oil fired heating.

#### Directions: (From Four Wantz roundabout at Ongar)

Take the B184 Fyfield Road. Continue along this road and upon reaching a newly constructed mini roundabout just past Church Lane on the left turn right into the new development and continue along this road. At the end the entrance to Boarded Barns is denoted by an electric gate.

#### Postcode:

CM5 0HJ

#### Agent's note:

The commercial area is subject to an overage covenant so that if in the event any commercial or residential development receives planning permission during the overage period an uplift payment from a pre-determined value of 50% will be payable. Further details upon request.

#### Viewing:

Strictly by prior appointment with the sole agents Savills.



Lot 2



Lot 2

SITE PLAN



NOT TO SCALE

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 MCL: 25922/Boarded Barns Date: 23/05/2019  
 The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB  
 Tel: (01202) 656800

FLOORPLANS

Approximate Area = 371.6 sq m / 4000 sq ft  
 Barn = 151.7 sq m / 1632 sq ft  
 Stables = 85.7 sq m / 922 sq ft  
**Total = 609 sq m / 6554 sq ft**  
 Including Limited Use Area (11.3 sq m / 122 sq ft)





**savills**

**Savills Chelmsford**

Parkview House, Victoria Road South,  
Chelmsford, CM1 1BT  
chelmsford@savills.com

**01245 293233**

**savills.co.uk**

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