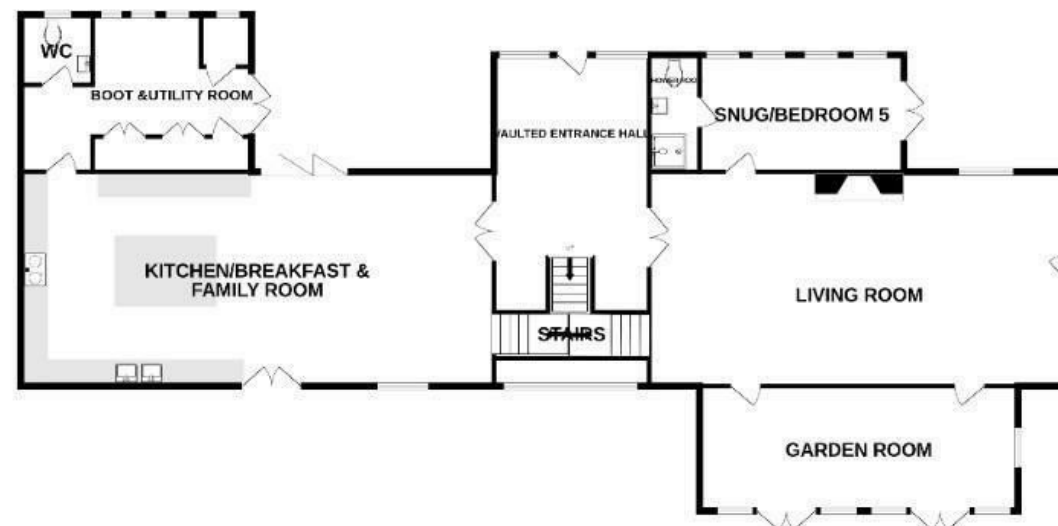


1ST FLOOR  
1434 sq.ft. (133.3 sq.m.) approx.



GROUND FLOOR  
2417 sq.ft. (224.6 sq.m.) approx.



TOTAL FLOOR AREA : 3851 sq.ft. (357.8 sq.m.) approx.  
Made with Metropix ©2024

Daniel Brewer

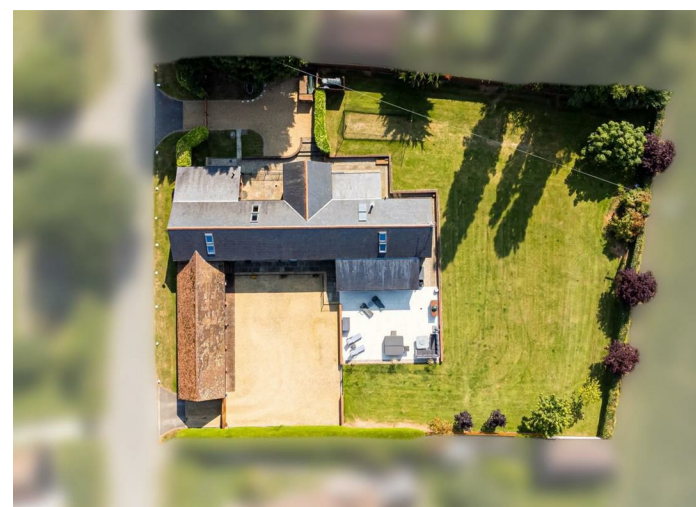
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GALLOWS GREEN, LINDSELL, DUNMOW  
OFFERS OVER £1,500,000





## GALLOWS GREEN LINDSELL DUNMOW

Daniel Brewer are pleased to market this picturesque countryside barn conversion boasting in excess of 3850 sqft of living space. The property offers accommodation over two floors, the ground floor houses: entrance hall, living room, bedroom five / study, summer room, kitchen/diner/lounge, utility room, shower room and cloakroom. The bifurcated oak stairway leads to two landings, the left hand side has: the principal bedroom & bedroom three with jack and jill en-suite access to both bedrooms. the right hand side has: bedrooms two & four with en-suite facilities to both bedrooms. Externally the property benefits from a 6 bay cart lodge and ample driveway parking on either property side. The location is superb with stunning undulating countryside views; with a fully enclosed, south facing 2/3 acre private plot, lawn gardens, and large entertaining patio area.







**Cart Lodge & Store**

Driveway parking for in excess of ten vehicles accessed via electrically actuated oak gate, with attached 6 bay cart lodge of which 2 bays have been converted to storage including boarded loft area.

**South Facing Gardens**

Entrance to the grounds of the property is granted via two separate accesses; to the left two electrically actuated oak gates to the stone shingle parking area; and to the left, a five bar timber gate to additional parking and flagstone patio. Access to the remainder gardens is provided via either side, benefiting from: bordering brick-retained flagstone pathway leading to an oversized entertaining patio area with various seating spaces; exquisite views over open farmland, and external lighting. The property is fully enclosed by fencing and hedgelines.

**Additional Information**

The property benefits from oil central heating, underfloor heating throughout, fibre to the premises internet, Klargester waste water disposal, and air conditioning to bedrooms one through three. EV charging Point, 1GB Fibre Broadband.

- **Four/Five Bedroom Barn Conversion**
- **South Facing 2/3 Acre of Grounds with Entertaining Patio Area**
- **Six-bay cart lodge & Ample Driveway Parking**
- **Three Receptions & Study**
- **Large Open Plan Kitchen/Breakfast/Family Room**
- **Boot/Utility Room & Cloakroom**
- **Jack & Jill En-Suite To Principal & Bedroom Three**
- **En-Suite Facilities To Bedroom Two & Bedroom Four**
- **EV Charging Point & 1GB Fibre Broadband**
- **Countryside Views & Location**

**Entrance Hallway**

27'10" x 13'1" (8.5m x 4.0m)  
Double glazed timber windows to side aspects, timber door to side aspect, internal single glazed windows, vaulted ceiling, bifurcated oak stairway with carpeted centre line, exposed brickwork, exposed timbers, underfloor heating, porcelain tile flooring, wall mounted light fixtures, ceiling mounted light fixture, various power points. Double oak doors to: Living Room, Kitchen/Diner/Lounge

**Kitchen / Breakfast / Lounge**

38'8" x 18'0" (11.8m x 5.5m)  
Double glazed timber door to side aspect, double glazed timber windows to both side aspects, various base & eyelevel bespoke handmade oak units with granite countertops, double unit inset ceramic sink with mixer tap, Quooker hot water tap and carved drainer unit, integrated pull-out bins, integrated Bosch dishwasher, Four ring NEF induction hob, AGA electric oven and two hotplates, all with extractor fan over, space for American style fridge freezer, island unit with breakfast bar seating for two people, space for a low wine fridge, low level Bosch fan oven, space for dining area and seating area, exposed brickwork, exposed original timbers, integrated speaker system, underfloor heating, karndeian flooring, inset spotlights, ceiling mounted light fixture, various power points. Door to: Utility Room

**Boot/Utility Room**

19'4" x 12'5" (5.9m x 3.8m)  
Double glazed timber windows to side aspect, double glazed timber French doors to rear aspect, base level units with granite worksurfaces over, inset ceramic sink with mixer tap with granite splashback tiling, bespoke inbuilt storage units with high level storage, access to plant room with oil boiler, Megaflo hot water system and water softener, underfloor heating, karndeian flooring, ceiling mounted light fixtures, various power points. Door to WC.

**WC**

Frosted double glazed timber window to side aspect, feature vanity oak unit with storage and ceramic sink with mixer tap, low level WC, underfloor heating, karndeian flooring, partially tiled walls, ceiling mounted light fixture, extractor fan.

**Living Room**

34'5" x 18'0" (10.5m x 5.5m)  
Double glazed timber window to side aspect, double glazed timber door to rear aspect, brick built fireplace with brick heath, timber lintel and wood burning stove, exposed timbers, underfloor heating, engineered oak flooring, wall mounted light fixtures, inset spotlights, various power points, TV points. Doors to: Summer Room, Study.

**Garden Room**

26'2" x 10'5" (8.0m x 3.2m)  
Double glazed timber French doors to the side aspect, double glazed timber windows to side & rear aspects, karndeian flooring, ceiling mounted light fixture, various power points.

**Bedroom Five / Study**

14'9" x 9'10" (4.5m x 3.0m)  
Double glazed timber door to rear aspect, double glazed timber window to rear & side aspects, underfloor heating, engineered oak flooring, ceiling mounted light fixture, various power points. Door to:

**Shower Room**

Three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, tiled enclosed shower with glass door, partially tiled walls, underfloor heating, karndeian flooring, inset spotlights, extractor fan.







**First Floor Landing (Left)**

5'10" x 4'11" (1.8m x 1.5m)  
Exposed timbers, carpeted flooring, inset spotlights. Doors to:  
Two Bedrooms.

**Principal Bedroom**

23'3" x 18'0" (7.1m x 5.5m)  
Double glazed timber sash windows to rear aspect, double glazed  
timber Velux windows to side aspect, range of bespoke inbuilt  
wardrobe & storage units, wall mounted radiator, Fujitsu air  
conditioning unit, exposed timbers, carpeted flooring, ceiling  
mounted light fixture, various power points. Door to: Jack & Jill  
En-Suite

**Jack & Jill En-Suite**

Four piece suite, low level WC, vanity wash hand basin with low  
level storage and mixer tap, panel enclosed bath with mixer tap  
and shower attachment, tile enclosed shower with glass door and  
rainfall head, wall mounted heated towel rail, partially tiled walls,  
karndean flooring, inset spotlights, extractor fan

**Bedroom Three**

13'5" x 12'5" (4.1m x 3.8m)  
Double glazed timber Velux windows to side aspect, exposed  
timbers, wall mounted radiator, carpeted flooring, ceiling mounted  
light fixture, various power points. Door to: Jack & Jill En-Suite

**First Floor Landing (Right)**

16'4" x 5'2" (5.0m x 1.6m)  
Double glazed timber windows to side aspects, exposed timbers,

wall mounted radiator, carpeted flooring, inset spotlights. Doors  
to: Bedrooms

**Bedroom Two**

18'0" x 17'0" (5.5m x 5.2m)  
Double glazed timber Velux windows to side aspect, exposed  
timbers, wall mounted radiator, Fujitsu air conditioning unit,  
carpeted flooring, ceiling mounted light fixture with fan, various  
power points, TV point.

**En-Suite**

Four-piece suite, low level WC, oval bath with mixer and shower  
attachment, vanity wash hand basin with mixer tap and low level  
storage, raised walk-in shower with glass screen and rainfall head,  
wall mounted heated towel rail, partially tiled walls, karndean  
flooring, inset spotlights, extractor fan.

**Bedroom Four**

12'9" x 12'5" (3.9m x 3.8m)  
Double glazed timber Velux windows to side aspect, double glazed  
timber window to side aspect, exposed timbers, wall mounted  
radiator, Fujitsu air conditioning unit, carpeted flooring, ceiling  
mounted light fixture, various power points.

**En-Suite**

Four-piece suite, low level WC, oval bath with mixer and shower  
attachment, vanity wash hand basin with mixer tap and low level  
storage, raised walk-in shower with glass screen and rainfall head,  
wall mounted heated towel rail, partially tiled walls, karndean  
flooring, inset spotlights, extractor fan.

