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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

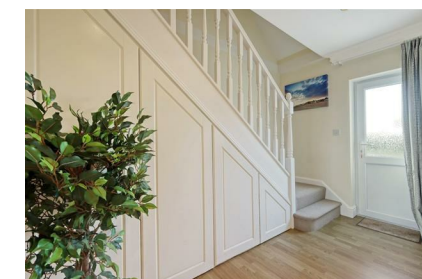
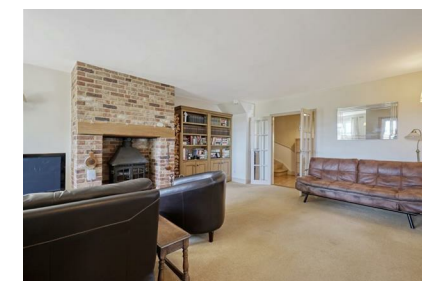
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**LINSELL, DUNMOW, ESSEX, ESSEX, CM6 3QJ**

**£975,000**

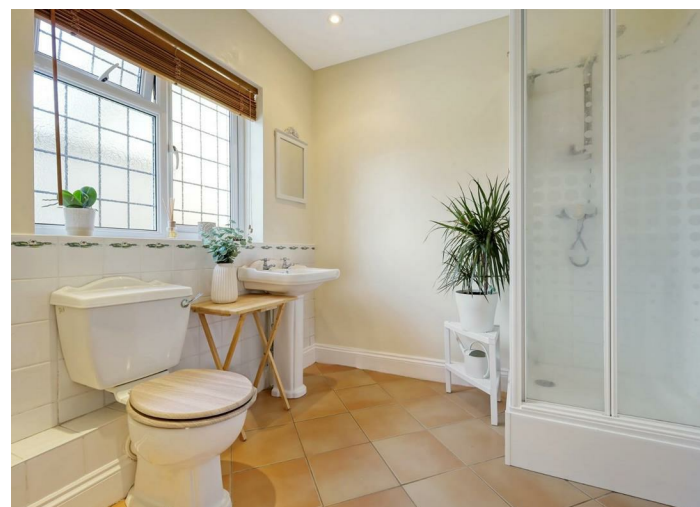


LINSELL  
DUNMOW  
ESSEX  
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CM6 3QJ



*Set within approximately three quarters of an acre in the quiet village of Linsell is this substantial four/five bedroom detached country home with the flexibility of a two bedroom self-contained annexe if required. The ground floor accommodation comprises:- three reception rooms, study, kitchen/breakfast room, an additional kitchen, utility room, cloakroom, shower room, rear lobby and an entrance hall. On the first floor are four/five bedrooms, a family bathroom and an additional shower room. Externally the property boasts a substantial barn with an attached garage, ample driveway parking and beautifully landscaped gardens. The property offers fantastic potential to extend or redevelop subject to planning permission.*





### Main House

Accessed via solid Oak storm porch is a welcoming entrance hall providing access to the study and living room. The study is positioned to the front of the property with a window overlooking the front garden and far reaching countryside. The spacious living room features a central fireplace with inset wood burning stove, built in bookcase with secret door leading to an additional hallway or potential annexe accommodation, double doors leading to the formal dining room and double doors to an inner hallway. The formal dining room is a well-proportioned reception with a window to side aspect, solid Oak flooring and a single door leading to the kitchen/breakfast room. The well-appointed kitchen/breakfast room provides a fantastic food preparation area with Granite working surfaces, a complimentary island with breakfast bar area and an abundance of storage space. Additionally the kitchen/breakfast room hosts a beautiful dining space with views overlooking the landscaped gardens via French doors. Serving the kitchen is a utility room with a door leading to the ground floor cloakroom. The first floor on this side of the property is accessed off an inner hallway with ample storage and doors to the living room and kitchen/breakfast room. The inner hallway accessed off the living room leads to the potential annexe living accommodation comprising an additional reception room, kitchen area, shower room and a separate staircase leading to the first floor. The reception room benefits from two windows to front aspect, a feature fireplace with wood burning stove and a single door leading to the secondary kitchen. The secondary kitchen is fitted with base level units, a range cooker and space for modern appliances. The first floor benefits from four double bedrooms, a study area that could act as a fifth bedroom if used as two dwellings, a family bathroom and an additional shower room. All the bedrooms benefit from built-in storage.

- Four/Five Bedroom Detached Country Home
- Approximately Three Quarters Of An Acre
- Detached Barn With Attached Garage
- Ample Driveway Parking
- Stunning Countryside Views
- Potential Two Bedroom Self-Contained Annexe
- 3,088 Square Feet Of Accommodation
- Fantastic Potential To Extend Or Redevelop (Subject To Planning Permission)
- Three Receptions Rooms & A Study
- Kitchen/Breakfast Room & Utility Room With Additional Kitchen





#### **Detached Barn & Garage**

The detached barn and garaging approximately measures 1,421 square feet. The barn consists of a quadruple open bay storage area, workshop and store room. Attached to the barn is an oversized garage with up & over door, power, lighting, pitched roof for storage and single door to side aspect. The barn also benefits from power and lighting. These buildings offer fantastic potential subject to the necessary planning permission.

#### **Frontage**

To the front of the property is a sweeping driveway providing parking for several vehicles leading to the main property and associated garaging. The remainder of the frontage is lawn with a variety of mature shrubs and trees.

#### **Garden**

To the rear of the property is a generous Sandstone patio area with raised shrub borders leading to the main lawn. The garden is fully enclosed by mature hedging and timber fencing. A variety of established shrubs, flower beds and trees are meticulously placed within the gardens. A paved pathway leads to the barn and garaging. To the side of the property is a well-stocked raised kitchen garden. The garden further benefits from three external water taps, external floodlights and side access to both elevations via timber gates.

#### **Village Summary**

Lindsell is a charming and historic village in north Essex, just a short drive from Thaxted and Great Dunmow, offering a peaceful rural lifestyle with excellent local amenities. The village features a mix of period cottages, traditional farmhouses, and listed timber-framed homes set amid open countryside. Key attractions include the highly regarded Priors Hall Farm Shop and Butchery, a family-run business offering high-quality meats, local produce, and deli items, along with a licensed farm shop and EV charging. An independent Greengrocer is conveniently placed close to Priors Hall Farm Shop offering a huge selection of fresh produce. Lindsell also boasts an active and sociable cricket club with a well-kept pitch and regular fixtures, serving as a vibrant community hub. Residents enjoy the use of St Mary's 12th-century church, occasional local events, and easy access to nearby market towns, commuter routes, and countryside walks. Lindsell combines timeless rural character with practical amenities, making it ideal for buyers seeking heritage charm with everyday convenience.

