



Theydon Garnon, Epping, CM16

BUTLER & STAG



A 16th Century Detached Essex Barn, recently converted to an exacting standard. Nestled at the end of a private, tree-lined lane and set within 4.3 acres of its own grounds, North Barn is an exceptional detached barn conversion that combines timeless charm with modern luxury



- 16th Century Detached Barn Conversion
- Five Bedrooms/Three Bathrooms
- Stunning Throughout
- Private Bespoke Gated Access
- Three Car Oak Framed Garage
- Large Heated Outdoor Swimming Pool

This stunning c.1600 property has been meticulously renovated to the highest standards, offering over 5000 sq. ft. of exquisite living space, including 3000 sq. ft. on the ground floor alone, making it perfect for family living and entertaining.



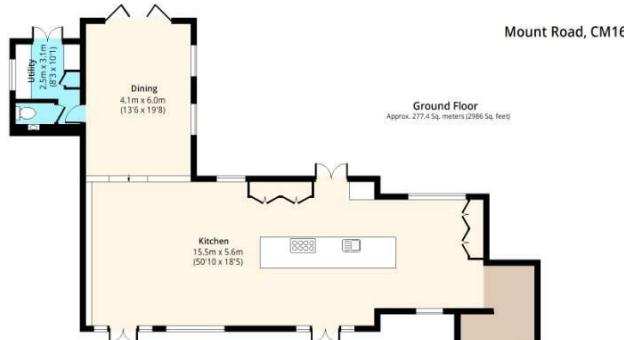
As you approach the property, a private driveway leads you to the front of the barn, where ample parking is provided alongside a charming three-car oak-framed garage. The property's impressive entrance hall features a vaulted glass roof that serves as the central focal point of the home, allowing natural light to flood the space.

The heart of the property is the expansive open-plan kitchen/family room, extending over 50 feet in length, with a double-height vaulted ceiling. A large central island is complemented by fully fitted units on two sides, making it an ideal space for both cooking and socialising. Adjacent to the kitchen, the separate dining room opens up via bi-fold double glazed doors onto the rear garden, offering far-reaching views across open farmland. A modern utility room and a separate WC can also be found off the dining room for convenience.

To the left of the entrance hall is a spacious reception room, currently used as a games room with bespoke pool table, the floor has Palais De Versailles grey wood floor panels and a steel double-sided log burning stove. Further adaptable living spaces are available, including a front-facing study and a large cinema room with integrated cabinets and a fridge/freezer.

The first floor is home to the master suite, which boasts an en-suite bathroom with a luxurious brass roll-top bath, as well as floor-to-ceiling bespoke wardrobes. Two additional bedrooms, each split over two levels, offer unique living arrangements. One bedroom has a study area on the ground floor, while the other includes a dressing room and a TV/chill-out space on the mezzanine level. A small hatch



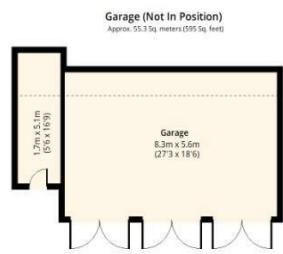


Mount Road, CM16

Ground Floor
Approx. 277.4 Sq. meters (2986 Sq. feet)

First Floor
Approx. 107.0 Sq. meters (1152 Sq. feet)

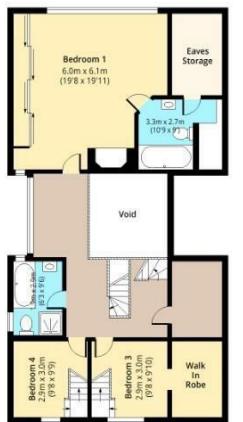
Second Floor
Approx. 27.8 Sq. meters (291 Sq. feet)



Garage (Not in Position)
Approx. 55.3 Sq. meters (595 Sq. feet)



Total area: approx. 477.1 Sq. meters (5135 Sq. feet)
For illustration purposes only - not to scale
www.paplus.com



Mezzanine
Approx. 10.4 Sq. meters (112.5 Sq. feet)

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.