

Great Sampford, CB10 2QF

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Guide Price £1,750,000

Great Sampford,
CB10 2QF

- Six-bedroom former Essex barn extending to approximately 4,800 sq ft
- Set within approximately 27 acres of private grounds
- Impressive vaulted sitting room with exposed beams and floor to ceiling windows
- Four further reception/entertaining areas, including a mezzanine
- Potential for a self-contained annexe
- Extensive equestrian facilities including stables, Dutch barn and manège



An exceptional former Essex barn, converted to create an impressive 4,800 sq ft home set within approximately 27 acres. Combining character with contemporary living, the property features a spectacular vaulted sitting room, exposed beams and floor-to-ceiling windows, six bedrooms (three with en suite facilities) alongside extensive equestrian facilities including a Dutch barn, eleven stables and a manège.









LOCATION

The highly regarded village of Great Sampford has its own excellent primary school, nursery school, inn and church. The nearby market town of Saffron Walden offers excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

Pale Park Farm is a characterful former Essex barn, converted approximately 20 years ago into an individual, high specification unlisted home. Coming to the market for the first time since it was built, the property is set around a large south-facing courtyard and offers approximately 4,800 sq ft of extensive accommodation, combining a wealth of period charm with contemporary living.

The centerpiece of the residence is a dramatic, vaulted sitting room anchored by exposed timber beams, a central red-brick fireplace, and expansive floor-to-ceiling glazing. This room flows naturally into a kitchen with courtyard access, as well as an adaptable ground floor bedroom/study. Twin staircases ascend to a striking glass-balustraded mezzanine overlooking the reception space below, providing a secondary entertaining area and two private en suite bedrooms. Bridging the main house and the west wing, a south facing garden room offers a peaceful outlook across the courtyard, alongside a further en suite bedroom and separate bathroom. The west wing holds exceptional potential as a fully self-contained annexe; historically arranged for multi-generational living, it features its own kitchen, bathroom, sitting room, gym, and two bedrooms.

The property is approached via a five bar gate and has an extensive gravelled driveway, together with a triple bay cart lodge with a three phase electrical connection for an electric vehicle charger. The grounds extend to approximately 27 acres and comprise a combination of formal gardens, woodland and paddocks, offering excellent opportunities for equestrian use and hacking within the grounds. The river Pant runs centrally through the plot, adding to the property's tranquil setting, while a pedestrian footpath also crosses the land. The equestrian facilities include a large Dutch barn, currently divided into two sections, together with a further barn housing eleven stables and a tack room. A manège is positioned to the front of the stable building. Pale Park Farm is a truly unique property, combining an superb rural setting with extensive grounds, substantial outbuildings and excellent equestrian facilities. It offers considerable scope for those seeking an outstanding family home, an equestrian property, a home and business opportunity, or simply a peaceful rural retreat.

VIEWINGS

By appointment through the Agents.















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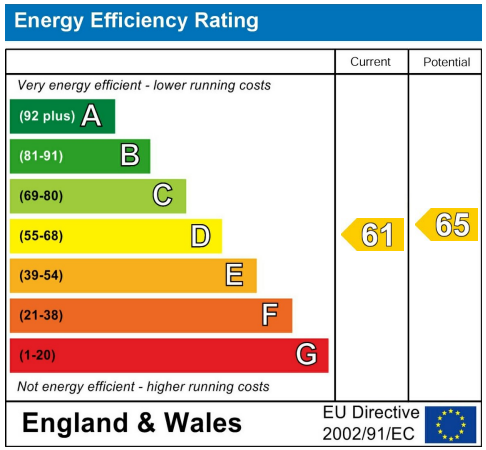








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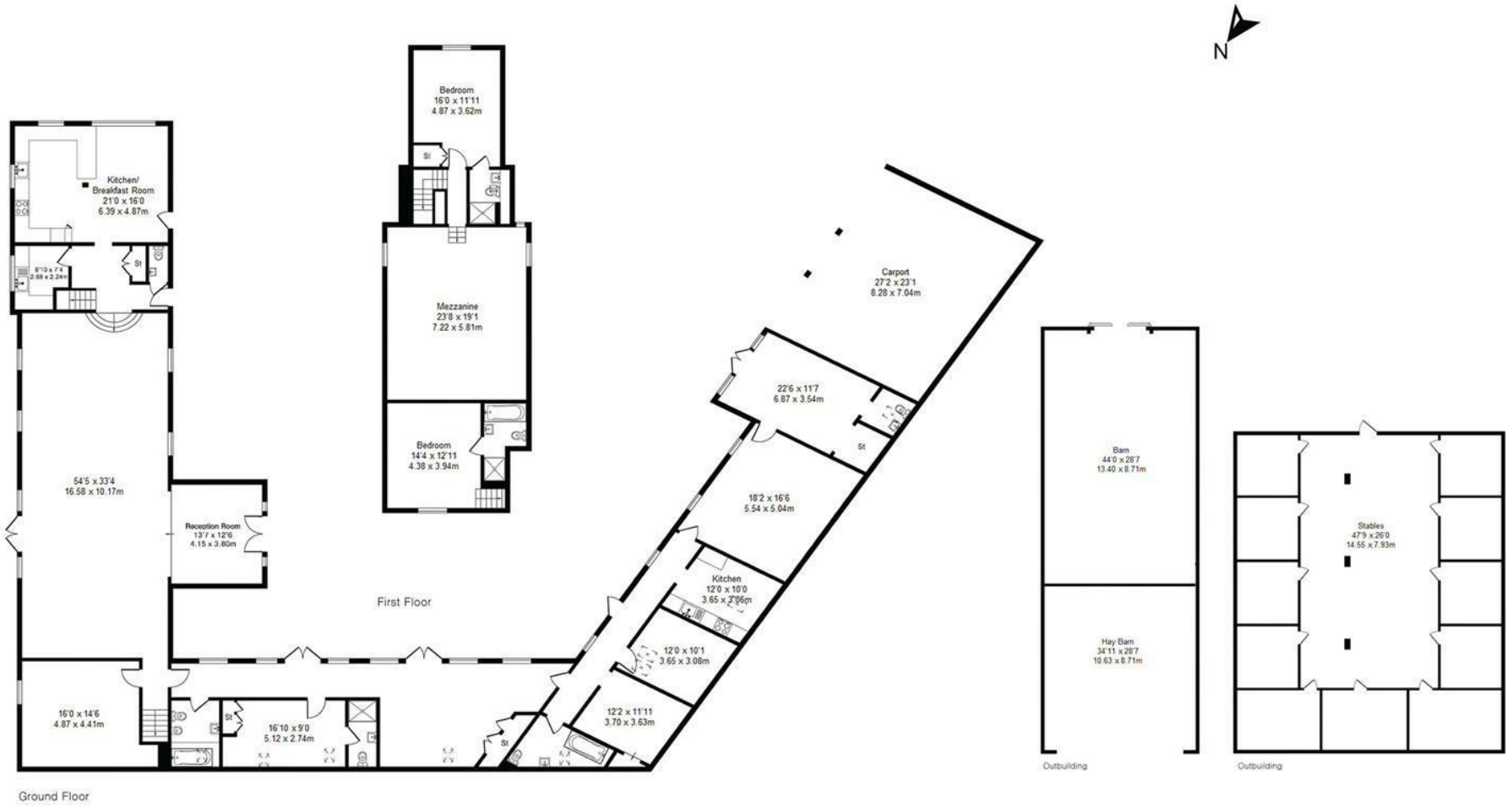
Guide Price £1,750,000
Tenure - Freehold
Council Tax Band - Main House 'G' / Annexe 'A'
Local Authority - Uttlesford

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Approximate Gross Internal Area 4833 sq ft - 449 sq m
(Excluding Outbuilding)
Ground Floor Area 3815 sq ft – 354 sq m
First Floor Area 1018 sq ft – 95 sq m
Outbuilding Area 5230 sq ft – 486 sq m



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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