



Harrow Hill, Toppesfield, CO9 4LX

CHEFFINS

Harrow Hill

Toppesfield,
CO9 4LX

- Grade II Listed, 17th Century farmhouse
- Scope for reburbishment
- Impressive barns and outbuildings offering potential for development (STPP)
- Grounds of approximately 1.25 acres
- Idyllic location, tucked away at the end of a no-through lane
- Offered chain free

A Grade II listed farmhouse dating from the 17th century, set within approximately 1.25 acres and tucked away along a quiet no-through lane. Offering exceptional refurbishment and development potential, the property includes a substantial timber-framed barn together with a range of traditional outbuildings, which may offer scope for conversion into residential dwellings, subject to the necessary planning permissions and listed building consents.

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Guide Price £850,000





LOCATION

The property is tucked-away at the end of a no-through lane on the outskirts of the village of Toppesfield which offers an excellent range of amenities, including a community-owned pub and restaurant, village shop with post office, parish church and primary school. Surrounded by attractive rolling countryside with an extensive network of public footpaths, the area is ideal for walking, while two award-winning vineyards and the picturesque villages of Finchingfield, The Belchamps and Clare are all nearby. Everyday shopping and services are available in nearby Finchingfield, Sible Hedingham and Halstead, with further amenities in the market towns of Sudbury, Haverhill and Saffron Walden. For commuters, mainline rail services to London Liverpool Street are available from Braintree and Sudbury, with faster services from Witham. The area also enjoys excellent road links via the A120 and M11, while London Stansted Airport is approximately 18 miles away.

GROUND FLOOR

ENTRANCE HALL

Solid oak entrance door and window to the front aspect.

CLOAKROOM

Comprising low level WC, wash basin, heated towel rail and obscure glazed window.

DINING ROOM

An impressive and well-proportioned, dual aspect room with exposed timbers and a stunning fireplace. Solid oak door leading to:

INNER HALLWAY

Staircase rising to the first floor, exposed brick chimneybreast, door leading to the sitting room and further door to:

KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units with worktop space over, sink unit, free-standing electric cooker, washing machine and dishwasher, deep undertairs storage cupboard, window overlooking the garden and door providing access to the outdoor space. Walk-in pantry cupboard with window.

SITTING ROOM

A dual aspect room with windows overlooking the gardens and surroundings. Fireplace with brick hearth and an inset log burning stove. Door to:

GARDEN ROOM

A pair of glazed doors providing access to the outside space and terrace, window to the side aspect and recess with a shower area. Door to an historic winding staircase leading to the attic space which offers a huge opportunity for conversion to additional accommodation or storage.

FIRST FLOOR

LANDING

A split-level landing with windows to two aspects and exposed brick chimneybreast.

BEDROOM 1

Window to the front aspect with a pleasant outlook, fitted wardrobes and door leading to:

EN SUITE

Comprising low level WC, wash basin and obscure glazed window. Further door returning to the landing.

BEDROOM 2

Window to the side aspect.

BEDROOM 3

A dual aspect room with views over the grounds and surrounding woodland.

BATHROOM

Comprising bath, low level WC, wash basin, built-in airing cupboard and windows to two aspects.

OUTSIDE

The property occupies a peaceful position within a quiet no-through lane, set amidst approximately 1.32 acres of mature grounds and enjoying attractive views across the adjoining farmland.

Within the grounds are several substantial timber-framed barns, presenting exceptional potential for conversion into independent residential dwellings, subject to the necessary planning consents, or alternatively for commercial or business use, also subject to the relevant approvals. The principal barn features impressive, substantial timber framing and benefits from a delightful outlook over the surrounding countryside. In addition, there is a three-bay cart lodge and a farm machinery store with a corrugated roof, both of which offer further scope for redevelopment or alternative uses, subject to the appropriate permissions.

The gardens are predominantly laid to lawn and are complemented by an array of mature trees, shrubs and well-stocked flower beds. To the rear of the property is a heated swimming pool with a spacious surrounding terrace, creating an ideal setting for outdoor entertaining, together with a greenhouse that further enhances the appeal of the grounds.

VIEWINGS

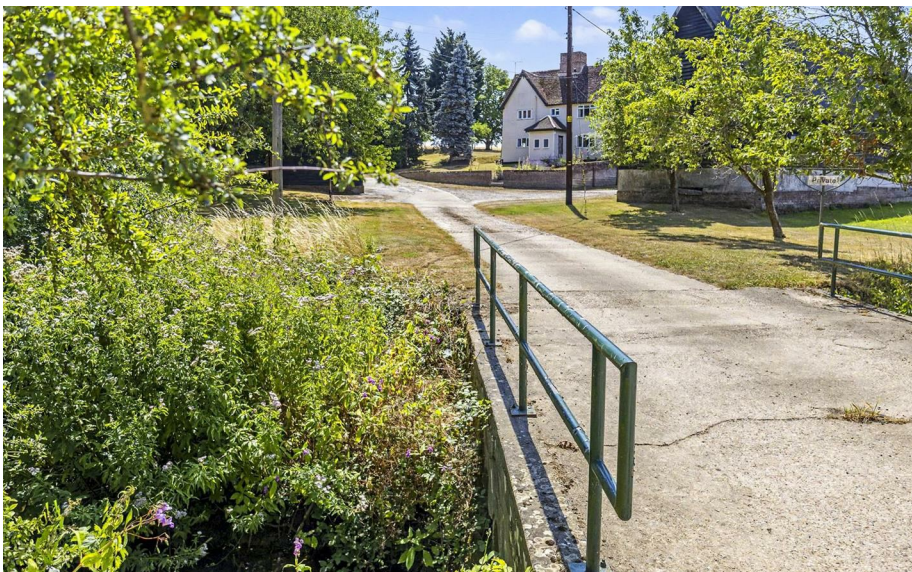
By appointment through the Agents.







Guide Price £850,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Braintree



Approximate Gross Internal Area
180.92 sq m / 1947.40 sq ft
(Excluding Loft Space & Outbuildings)
Loft Area 72.32 sq m / 778.44 sq ft
Outbuildings Area 507.0 sq m / 5457.30 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

[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.

