



# Fentons Farm

Fentons Road, Rayne, Essex



## A charming detached farmhouse with outbuildings, set within tranquil gardens in a semi-rural spot.

Listed Grade II and believed to date back to the 17th Century, is this 4 bedroom farmhouse with scope for updating, featuring a range of traditional thatched and timber-clad barns that have been submitted for planning permission to residential. Available as a whole, or in 2 Lots.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGING BARNs FOR CONVERSION**



**1 ACRE**



**FREEHOLD**



**SEMI-RURAL**



**1,848 TO 3,653 SQ FT**



**GUIDE PRICE  
£700,000 TO  
£900,000**

### The property Lot 1

Fentons Farm is a traditional timber-framed farmhouse, rough rendered and topped with plain red roof tiles. Extended and adapted over the years, the property retains plenty of character and now presents an excellent opportunity for further modernisation. Among its period features are timber panelling between the landing and the third bedroom, as well as exposed beams and timbers throughout much of the house.

A reception hall, with stairs rising to the first floor, opens to reception rooms on either side. To the left, the sitting room offers original feature timbers, a red brick fireplace, and windows on all four sides, including a full-height bay window overlooking the gardens. The dining room also includes exposed beams and a fireplace, with windows to two aspects and a door leading through to the kitchen. Fitted with base and wall units the kitchen is well proportioned and provides access to a cloakroom and storage area, as well as a practical utility room.

The first floor offers four double bedrooms, one of which benefits from an en suite shower room. A family bathroom serves the remaining bedrooms.

### Outside

The farmhouse is accessed via a gravelled driveway that curves around to a parking area between the farmhouse and the array of traditional timber framed barns.

The level grounds are mainly lawned, with post-and-rail fencing, mature hedging, and a variety of established trees that offer privacy while allowing views south across open fields. A small, south-facing terrace by the back door is ideal for afternoon and evening use. A well-sheltered pond attracts an abundance of wildlife, enhancing the peaceful rural setting.





## Buildings and Planning

### Lot 2

To the north of the farmhouse are 3 barns. The largest is a Grade II listed 16/17th century timber framed thatched barn with rendered walls, hipped roof and hipped midstrey. Adjoining is a listed timber-clad 18th century barn with a corrugated iron roof. Abutting this is a timber-clad double garage with pan tile roof.

The vendor has applied for planning permission for these buildings to be converted to a new single residential dwelling, though these buildings could also be used as an annexe to the main house or home office; subject to the necessary consents.

Planning reference 25/01607/LBC | Conversion of barns into 1 No. dwellinghouse, with single-storey extension and single-storey link extension. Planning and Listed building consent submitted on 16th July 2025, decision not yet decided. Full plans and details available on Braintree District Council's website.

Prospective purchasers are advised that they should make their own enquiries with the local planning authority

### Location

The property enjoys a rural setting, yet is conveniently located close to the A120, ideal for commuters, just under two miles from the centre of Rayne and five miles from Braintree. The charming village of Rayne offers a public house, shops, restaurant, village hall, and playing field, while the larger town of Braintree provides a wide range of amenities and schools. Braintree railway station offers regular services to London Liverpool Street in around an hour, and from Chelmsford in approximately 30 minutes. The surrounding countryside and the Flitch Way provides walking routes, just a few yards from the farmhouse has been repurposed as a bridleway and traffic-free cycle path connecting nearby towns.



### Distances

- Braintree 5 miles
- Great Dunmow 9.2 miles
- Halstead 10.4 miles
- Coggeshall 11.2 miles
- Chelmsford 11.6 miles
- Witham 11.6 miles

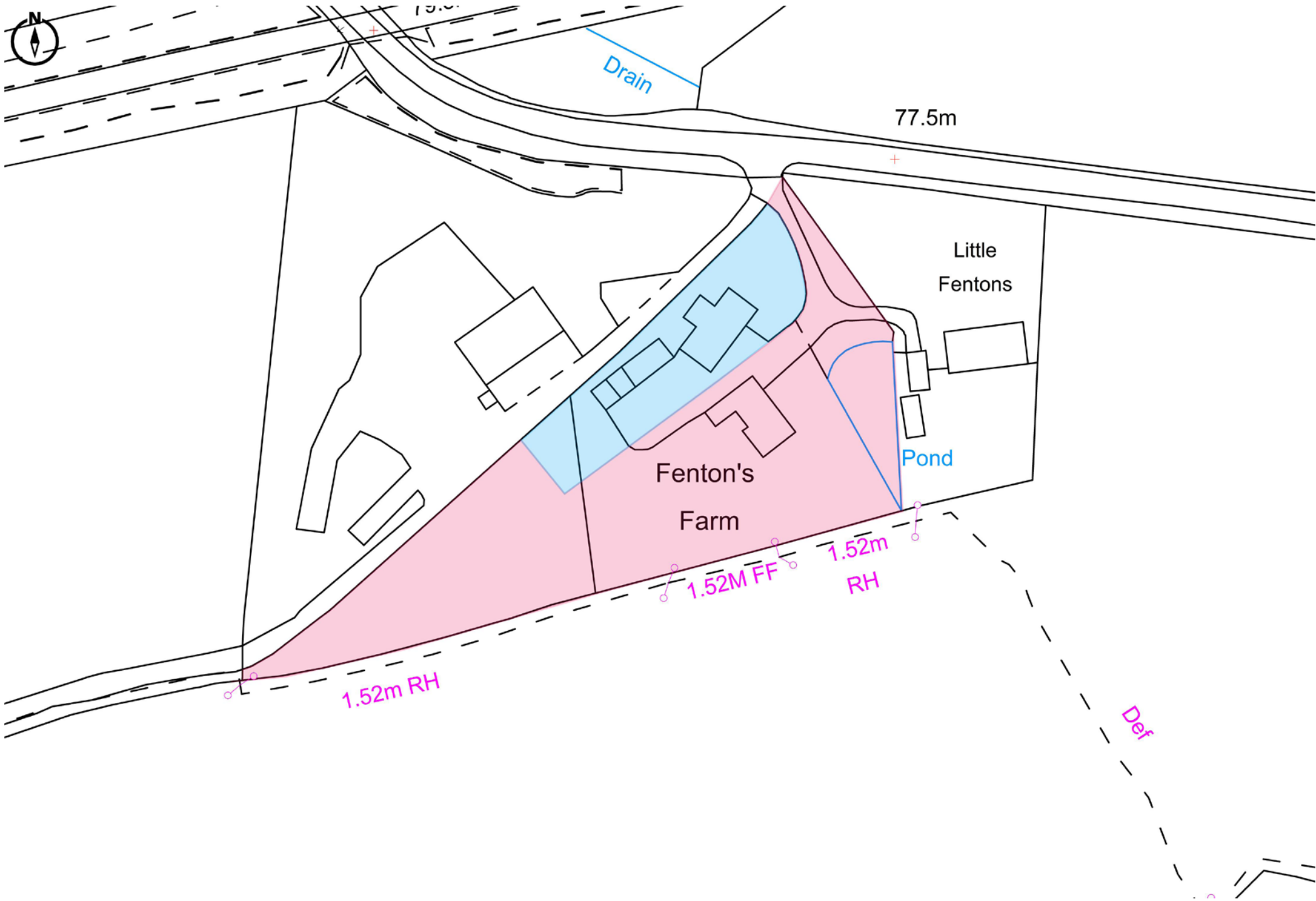
### Nearby Stations

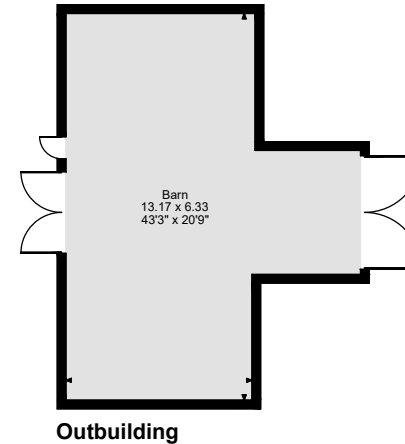
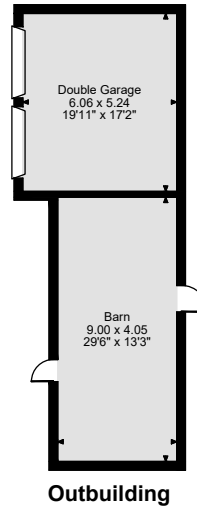
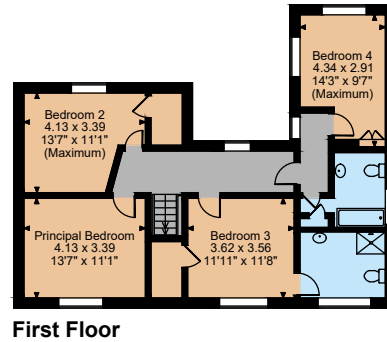
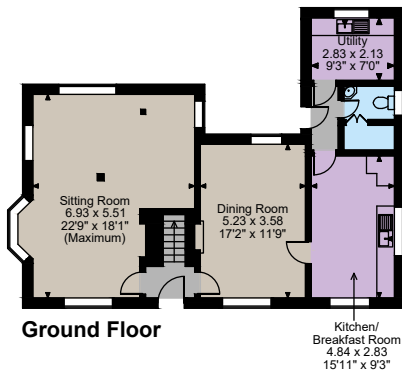
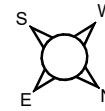
- Braintree
- Witham
- Chelmsford

### Nearby Schools

- Rayne Primary
- Notley or Tabor
- Gosfield
- Felsted
- New Hall
- St Cedd's







The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 1,848 sq ft (172 sq m)  
Garage internal area 342 sq ft (32 sq m)  
Barns internal area 1,463 sq ft (136 sq m)  
Total internal area 3,653 sq ft (339 sq m)  
For identification purposes only.

## Directions

CM77 6SL

**what3words:** ///emporium.airfields.supposed - brings you to the driveway

## General

**Local Authority:** Braintree District Council

**Services:** Mains electricity and shared water mains. Shared private drainage, we understand this does comply with relevant regulations. Oil fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** F

**Agents Note:** Please note there is a proposal for a solar farm in the land to the rear.

**Guide price:**

Lot 1 - £700,000 - Pink on plan

Lot 2 - £200,000 - Blue on plan

Whole - £900,000

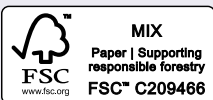
## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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