



Falconers Hall

Good Easter, Essex



BNP PARIBAS GROUP

A prestigious country residence with 13,000sqft of outbuildings, available as a whole or in 2 lots.

Surprisingly unlisted, this elegant country home with an annexe, tennis court and beautiful gardens, with an array of timber framed barns and building with ample opportunities, in this picturesque small Essex village, on the outskirts of Chelmsford City.



5 RECEPTION ROOMS



5 BEDROOMS & 2 BEDROOM ANNEXE



3 BATHROOMS



GARAGING BARNs & BUILDINGS



5.25 ACRES



FREEHOLD



VILLAGE LOCATION



3,674 SQ FT - 16,740 SQ FT



WHOLE £2,000,000

The property Lot 1

The first time to be available for sale in over 100 years, Falconers Hall is a prestigious red brick family home that has been in the same family for 3 generations. Standing proud within secluded grounds, centrally within the village yet elevated over undulating countryside beyond, this mini estate is available as a whole or in 2 lots.

Despite the property being in need of renovation throughout, it is configured to provide an elegant and practical living and entertaining environment with period features including mullion sash glazing, high ceilings with fine cornicing and original fireplaces. The accommodation flows from a welcoming parquet floored reception hall, giving access to a sitting room with a open fireplace, a large south-facing bay window with window seating and bi-fold doors opening to a dual aspect dining room, and a neighbouring study with access to the rear terrace. There is also an adjacent drawing room with a wood-lined ceiling, an exposed brick open fireplace and double doors to a

conservatory with French doors, again, to the rear terrace. The ground floor is completed by a traditional kitchen featuring an Aga, space for a table, a pantry and a door leading to a fitted utility room with a cloakroom.

To the first floor the property provides a principal bedroom with fitted storage and an en suite bathroom, four further bedrooms and a family bathroom.

From the back of the property is a link through to the double garage with an annexe wing or two additional bedrooms and a bathroom above. The property also benefits from a generous cellar, suitable for a variety of uses.





Outside

Screened by mature hedging and trees and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to the double garage. The well maintained parkland-style garden surrounding the property is laid mainly to level lawn interspersed with specimen trees, mature hedging, and topiary. It features numerous seating areas, an all-weather tennis court, sheds and block-paved terraces, the whole enjoying views over the remaining acreage and surrounding countryside and ideal for entertaining and al fresco dining.

Further within the plot are meadows or paddocks ideal for grazing livestock, and together the grounds make an ideal opportunity for the next generation to form the perfect family home.

Lot 2

Further to the main house, two additional entrances, one to the north, and one to the east, give access to the array of substantial barns and buildings; one of which is Grade I listed and known as 'the Top Barn'. An important early medieval complex of timber framed buildings now forming an L plan is as impressive from the outside as it is from the inside. Supplementary buildings include large machinery stores, open sided barns, an array of old stables, further stores and other traditional timber framed barns. Totalling almost 13,000 sq ft, the buildings sit in a complex surrounded by hardstanding, away from the main house, screened by farm walls and mature planting. Having been used for many years for agricultural purposes, subject to the necessary consents and approvals, they could offer ample potential for conversion for a multitude of purposes, otherwise they add to the overall appeal of this small Essex estate.



Distances

- Chignal Smealy 3.5 miles
- Great Baddow 4 miles
- Broomfield 4 miles
- Galleywood 5 miles
- Chelmsford 6 miles

Nearby Stations

- Chelmsford 6 miles
- Sawbridgeworth 9.7 miles

Key Locations

- Chelmsford Museum
- Hylands Park

Nearby Schools

- St Cedd's
- Widford Lodge Prep
- Felsted
- New Hall
- King Edward VI Grammar School
- Chelmsford County High School for Girls





Location

Hidden within its own gardens and grounds, Falconers Hall stands in an elevated position in the heart of the village, overlooking the surrounding countryside and with spectacular views across arable farmland.

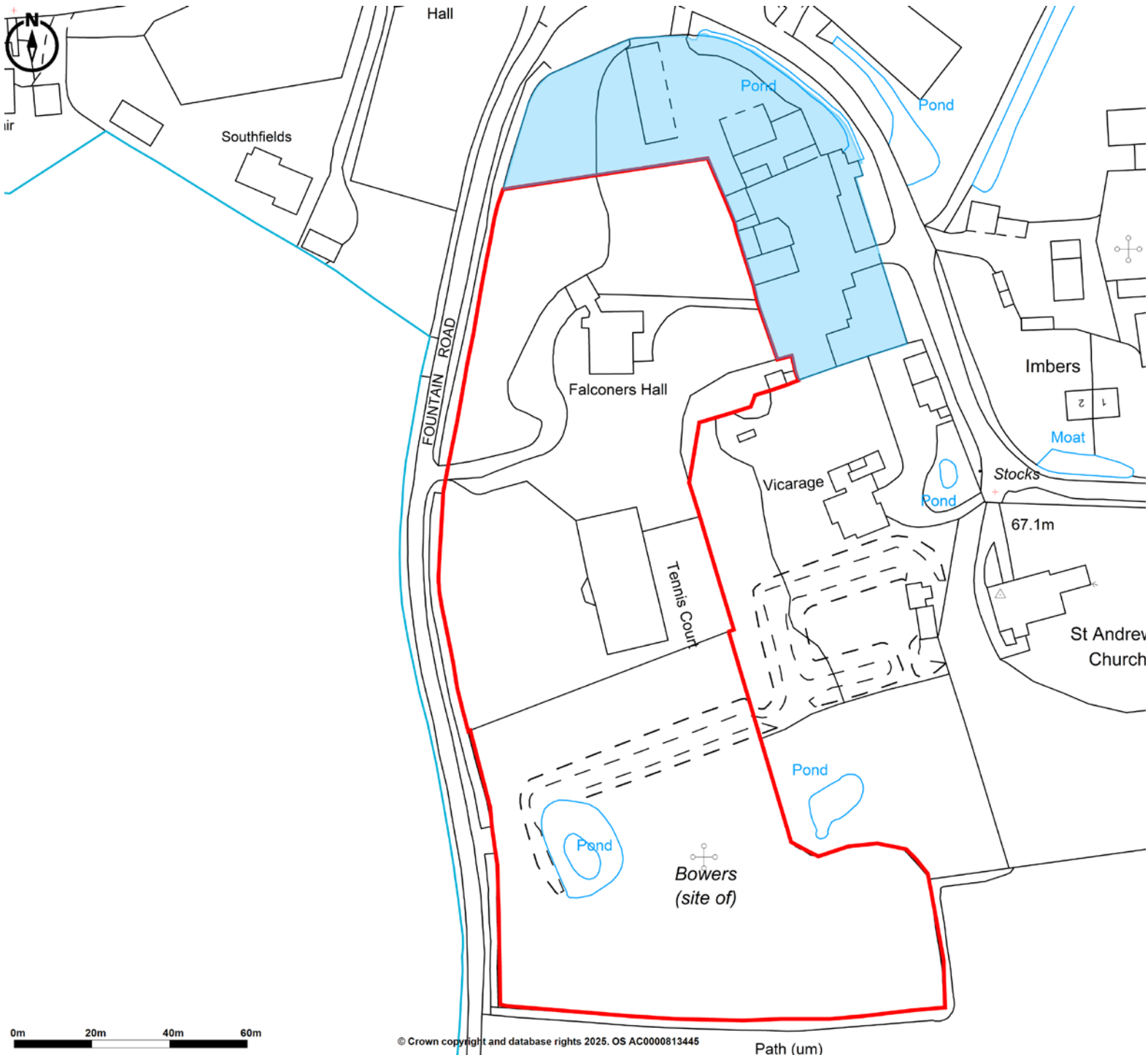
The small village of Good Easter lies seven miles northwest of the historic city of Chelmsford. It has a parish church, village hall and sports field; whilst nearby High Easter has a post office, a café and a village hall. Nearby, Great Waltham is another small Essex village with a good local store, a cafe, church, village hall, traditional public house and a wide range of village clubs and groups, contributing to an active community spirit.

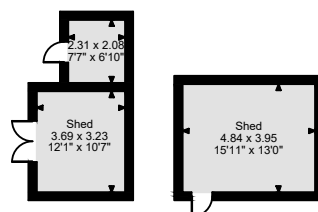
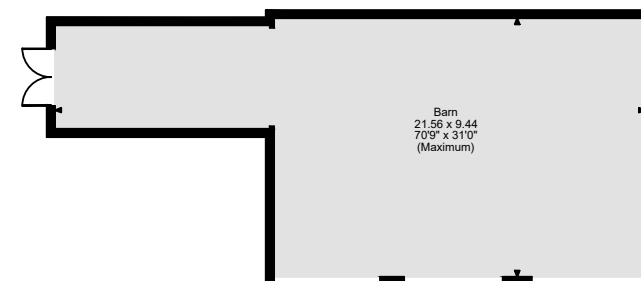
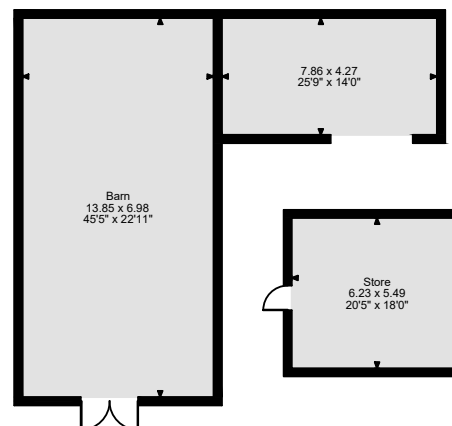
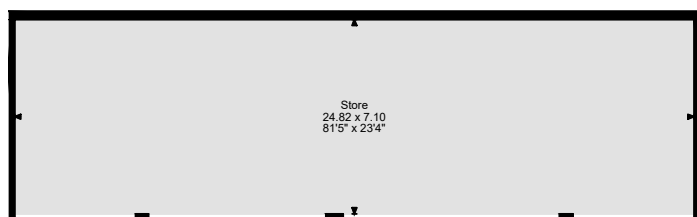
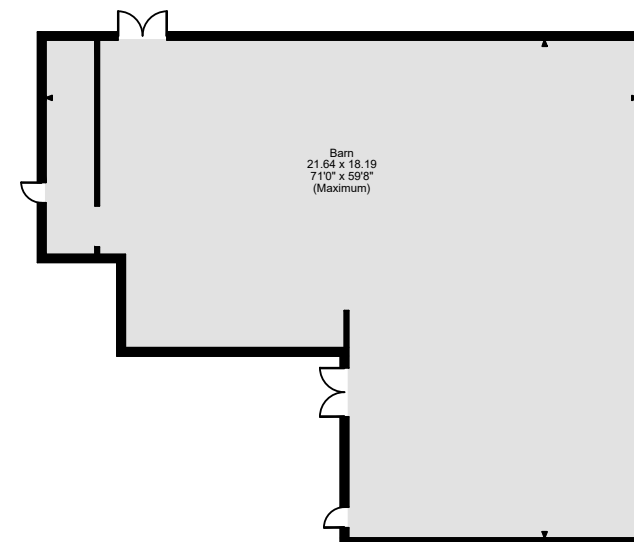
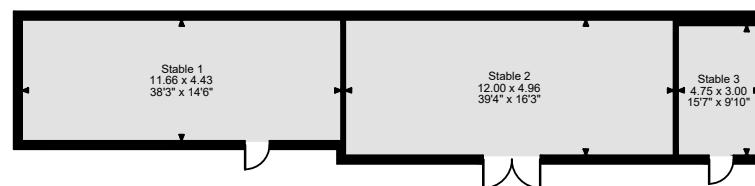
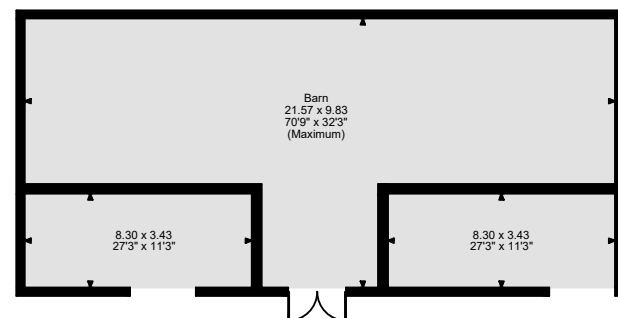
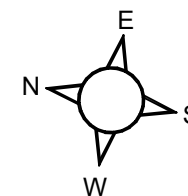
The area is an oasis for those who like country walks, cycling, and other country pursuits.

The nearby city of Chelmsford offers a comprehensive selection of independent and High Street stores, two shopping centres, two cinemas, a theatre, six retail parks, numerous bars, restaurants and cafés as well as excellent sporting facilities, including a sports and athletic centre, ice rink and leisure centre.

Ideal for the commuter, the property's proximity to the A12 gives excellent links to the motorway network via the M11 and M25 and Chelmsford station offers good direct rail links to London Liverpool Street, in around half an hour.

The area has a very good range of both state and private primary and secondary schools, including Felsted, New Hall, Widford Lodge, St. Anne's and St. Cedd's -as well as two outstanding grammar schools.





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Floorplans

Main House internal area 3,674 sq ft (341 sq m)
Garage internal area 339 sq ft (31 sq m)
Outbuildings internal area 12,727 sq ft (1,182 sq m)
Total internal area 16,740 sq ft (1,555 sq m)
For identification purposes only.

Directions

CM1 4RU

what3words: ///somewhere.hillsides.look - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains electricity, water, and drainage. Oil-fired central heating.

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

Council Tax: Band H

EPC Rating: F

Guide Price:

Lot 1 - £1,500,000 Edged in red on the plan
Lot 2 - £500,000 Blue on the plan
Whole - £2,000,000

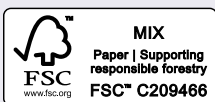
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Chelmsford

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