



Hay Green Farm

Blackmore, Ingatestone, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive Grade II listed Georgian farmhouse with an array of outbuildings and extensive gardens and grounds.

Hay Green Farm is an immaculately presented four bedroom county home with almost 6,000 sq ft of outbuildings, set within stunning gardens positioned on the outskirts of the popular village of Blackmore.



5 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



**4 X BARNs
GARAGING
OFFICE**



2.2 ACRES



FREEHOLD



**SEMI-RURAL/
VILLAGE**



8,268 SQ FT



**OFFERS OVER
£3,000,000**

The property

Positioned in the sought-after village of Blackmore, in a private setting, Hay Green Farm is a stunning four bedroom Grade II listed farmhouse dating from the 1800's with later additions. The property offers light-filled flexible accommodation arranged over two floors and benefits of period features including sash windows, high ceilings and most notable its beautiful classical facade.

Configured to provide an elegant and practical living and entertainment environment, the ground floor provides an entrance hall leading to a dining room with parquet flooring and open fireplace, dual-aspect reception room with woodburning stove and views over the gardens, two further receptions, both with open fireplaces, and a bespoke conservatory. The impressive kitchen/breakfast room lies to the rear of this fine home, with vaulted ceilings and opens onto the Orangery, featuring a handmade kitchen with built-in appliances and central island – there is also a separate utility and cloakroom.

On the first floor there is an impressive double aspect principal bedroom with views over the gardens and benefits of an en suite and a dressing area. Three further well-presented bedrooms with built-in wardrobes and a family bathroom complete this floor.

Outside

Hay Green Farm is approached via a set of electric cast iron gates leading into a substantial gravelled area offering parking for a number of vehicles and access to the outbuildings.

The Outbuildings are vast and comprise 4 large barns. The first, has bathroom facilities and has its own private gardens. The second, sits to the right of the main residence and is utilised as an office with kitchen and bathroom facilities. A further L shaped barn sits in a courtyard setting, whilst the 4th, is a wonderful yet undeveloped Essex barn with a wealth of exposed beams and features which holds further potential. Combined these buildings offer a multitude of uses and potential for a purchaser.









Outside continued

Surrounding the house, is a vast patio, ideal for indoor-outdoor entertaining and taking advantage of the views over the beautiful gardens and grounds. The majority of the gardens are laid to lawn, with mature trees and hedging to the borders, interspersed by pretty flower beds and planting. Of particular note, the gardens attract an abundance of wildlife with a natural pond with bridge and fountain, particularly as beyond the boundary is open farmland and countryside. These immaculate landscaped grounds are fully fenced giving a great deal of seclusion, privacy and security, and in addition for ease, there is a newly fitted irrigation system.

Location

The property is located in a desirable setting for those that want the best of both worlds; countryside on their doorstep, yet within a prime spot for commuting. The Essex village of Blackmore has a historic church, village hall, public house, sports and social club and popular primary school, whilst the larger village of Ingatestone offers even more comprehensive

shopping and service amenities, as well as a mainline railway station offering regular trains to central London in under half an hour. Shenfield station is 5.4 miles away and offers direct trains into London and the Elizabeth Line.

Chelmsford city centre provides an extensive range of independent and High Street stores, as well as two shopping centres, six retail parks and excellent sporting facilities, including Riverside Ice Rink.

Road links are excellent, with buses connecting Blackmore to Brentwood, Ongar and Chelmsford and the nearby A12 and M25 giving access to the national motorway network. London Stansted airport is 24.3 miles away, offering regular domestic and international flights.



Distances

- Ingatestone 4 miles
- Shenfield 5.4 miles
- Brentwood 5.5 miles
- Chelmsford 11.4 miles

Nearby Stations

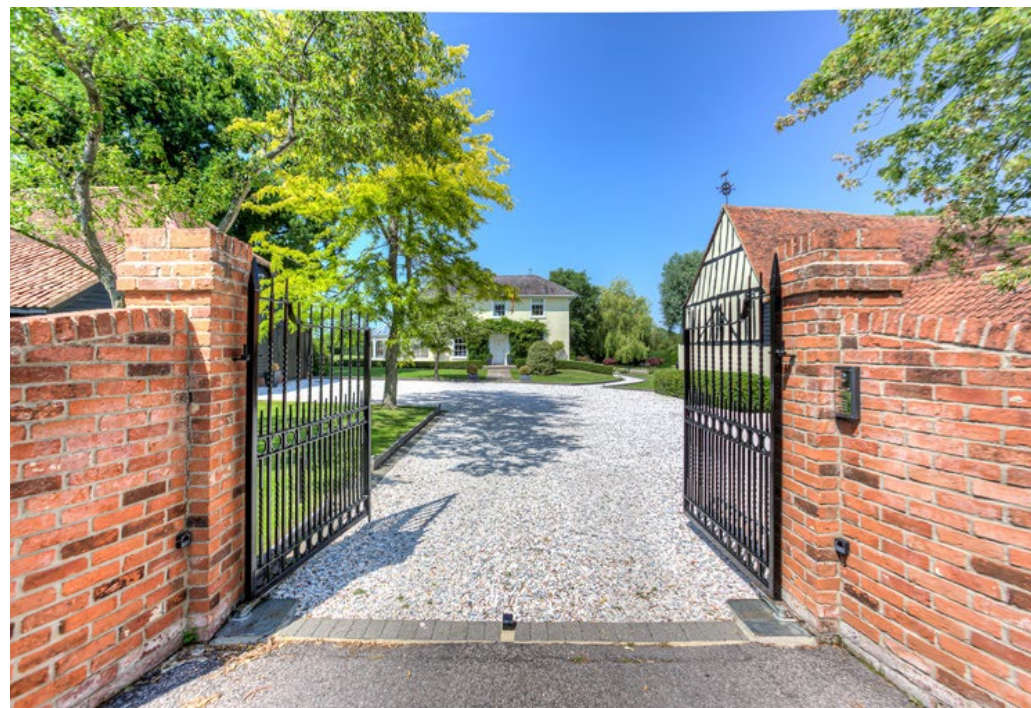
- Ingatestone
- Shenfield
- Elizabeth Line
- Epping

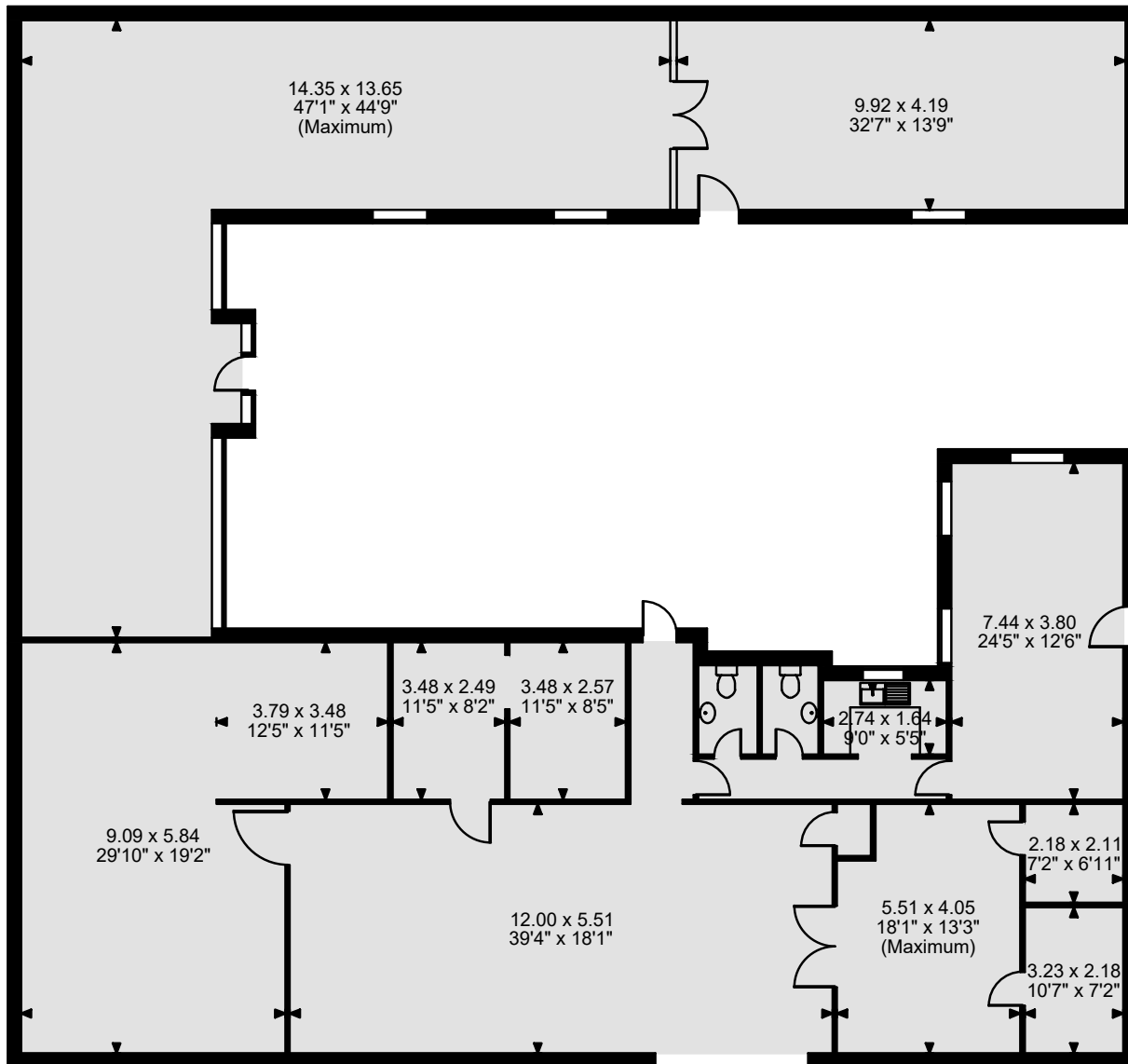
Key Locations

- Blackmore Village
- Brentwood Town
- Chelmsford City

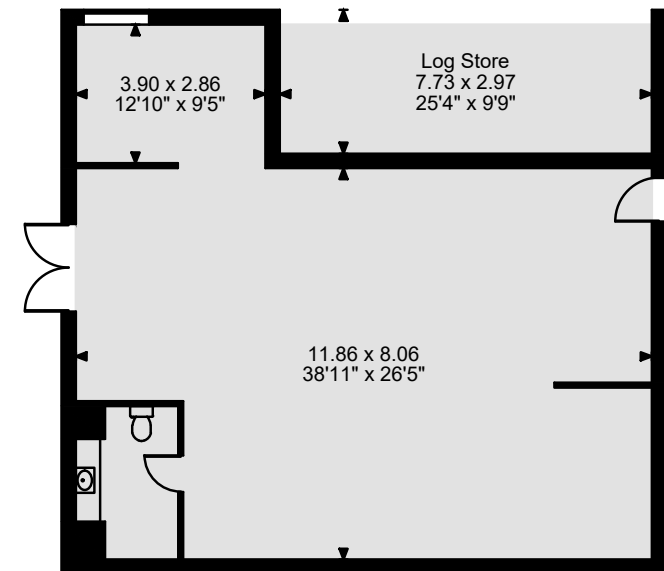
Nearby Schools

- New Hall School
- The Brentwood School
- King Edward VI Grammar School





Outbuilding



Outbuilding



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657528/SS

Floorplans

House internal area 2,825 sq ft (263 sq m)
Outbuildings 5,443 sq ft (505.7 sq m)
Total 8,268 sq ft (768.7 sq m)
For identification purposes only.

Directions

CM4 OQE

what3words: ///flap.cubs.dwell

General

Local Authority: Brentwood Borough Council

Services: Oil fired central heating. All other mains services are connected.

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

Council Tax: Band H

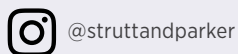
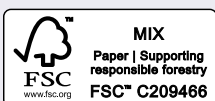
Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

