

NP NICHOLAS
PERCIVAL

For Sale. Little Graces

Graces Lane, Little Baddow, Essex CM3 4AX





Little Graces offers various opportunities for potential purchasers and is offered for sale as a whole, or in up to three lots.

Occupying a stunning, secluded position on Graces Lane – one of the most sought after locations in the village of Little Baddow – Little Graces stands in about 31 acres and is surrounded by unspoilt countryside and Ancient Woodlands. Comprising a Grade II Listed, four bedroom detached house, a detached single storey 4 bedroom residential barn conversion and a second two storey detached three bedroomed residential barn conversion – it is a remarkable opportunity – enhanced with a further barn with Planning Permission to convert into a three bedroomed single storey detached dwelling.

Access is through an electronically operated five bar gate, with a sweeping shingle driveway leading to the double cart lodge and garage to the rear – and the grounds comprise formal gardens, orchards, woodlands and pasture. A secondary gated driveway provides access to both of the barn conversions, (Barn No.1 & Barn No.2). The barn with planning permission for conversion benefits from an independent vehicular access point diagonally opposite Great Graces. The grounds associated with this barn conversion back onto an Ancient Woodland and are enclosed by post and rail fencing with some mature hedging.

The village lies at the heart of the Chelmer Valley, which is a picturesque conservation area surrounded by a wealth of Essex Wildlife Trust and National Trust Woodland. The area surrounding the property will be of great appeal to the outdoor enthusiast with many bridleways, cycle ways and footpaths. The village is the home to a highly regarded Preparatory School (Elm Green) and has village halls, two churches, two attractive pubs (The Generals Arms and The Rodney) and its own sports ground, home to the local cricket club.

WELCOME | GROUNDS | SITUATION



Little Baddow is a highly desirable and thriving Essex village surrounded by beautiful protected woodlands and bordered to the north by the Chelmer and Blackwater navigation canal.

Situated on one of the highest points in Essex, Little Graces lies 1.5 miles to the south of Danbury which provides a choice of shops including a Co-op and Tesco as well as other facilities such as a bank, surgery, dentist, delicatessen and an excellent range of traditional public houses.

Little Graces is close to the renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively. Some 3 miles away towards Chelmsford, there is a park and ride providing a local transport service into Chelmsford City Centre and the railway station. Chelmsford provides a vibrant and cosmopolitan shopping Centre as well as an extensive range of shops, restaurants, recreational and leisure facilities with additional state and private schooling available.

For the commuter, the city of Chelmsford, 6 miles west of Little Baddow, offers a fast mainline rail station with links to London (London Liverpool Street approximately 35 minutes). The new Great Eastern Beaulieu Park railway station will provide parking for over 700 cars and provide additional access to the railway with regular connections to London (approximately 40 minutes) and other destinations in East Anglia.

LOCATION | CONNECTIONS | AMENITIES

Directions.

Little Graces – Graces Lane, Little Baddow, Essex
Sat-Nav Ref: **CM3 4AX**

From the A12 London/East Coast Road take the A414 Maldon Road heading towards the village of Danbury, a left northerly turn into Riffhams Chase. After about 1 mile, turn left into Graces Lane whereupon Little Graces will be found on the right hand side of the road.



Area Highlights

The Generals Arms	1.5 Miles
Danbury Country Park	2 Miles
Paper Mill Lock Tearooms	2.5 Miles
The Warren Estate Golf Club	3.5 Miles
John Lewis, Chelmsford	6 Miles
Little Channels Golf Centre	8.5 Miles
Broomfield Hospital	10.5 Miles

Surroundings

Danbury	1.5 Miles
Chelmsford	6 Miles
Maldon	6 Miles
Witham	10 Miles
Ingatstone	11 Miles
Braintree	14 Miles
Brentwood	17 Miles

Road/Driving Links

A12 (Junction 18)	2.5 Miles
A130 (Howe Green)	5 Miles
A120 (Dunmow)	15 Miles
M25 (Junction 28)	19 Miles
London Southend Airport	19 Miles
London Stansted Airport	20.5 Miles
M11 (Bishop's Stortford)	24 Miles

Rail Connections

Chelmsford [CHM]	6 miles from Little Graces
Shenfield / Crossrail [SNF]	10-minutes
Colchester [COL]	20-minutes
Stratford [SRA]	25-minutes
Liverpool Street [LST]	35-minutes
Canary Wharf [CWX]	55-minutes
Oxford Circus [OXC]	90-minutes

All times and distances quoted are approximate only. Train times listed are from Chelmsford Station and are based on current approximate National Rail timings.

Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Little Graces, Graces Lane, Little Baddow, CM3 4AX

The property is offered for sale by private treaty as a whole or up to three lots.



Lot 2

£1,250,000
9.18 Acres

Lot 1

£1,000,000
6.47 Acres

Lot 3

£600,000
13.94 Acres

Lot 1.

Little Graces – A four bedroomed Grade II Listed house with domestic outbuildings, garage and car port.

In all about 6.47 Acres (2.617 Hectares).

£1,000,000

Guide.

Lot 2.

Barn No.1 & No.2 – Two further detached residential barn conversions, one providing four bedrooms, and the second offering three bedrooms.

In all about 9.18 Acres (3.716 Hectares).

£1,250,000

Guide.

Lot 3.

Detached Single Storey Barn Barn North of Graces Farm with Planning Permission for a three bedroomed home.

In all about 13.94 Acres (5.642 Hectares).

£600,000

Guide.

Situated in an unspoilt picturesque location on the edge of the village of Little Baddow, with great connections via road and rail to Chelmsford, this property provides an exciting opportunity for a discerning purchaser. Positioned in a highly sought after idyllic location, it boasts approximately 31 acres, of pasture, orchard and woodland – and a long road frontage with three vehicular entrances.



Lot 1 – Little Graces

Farmhouse, Garaging, Carport, Outbuildings

A Grade II Listed 17th Century/18th Century timber framed four bedroom house, altered and renovated in the 20th Century offering a wealth of period features. The windows are 20th Century casements with leaded lights, the roof is pitched and covered with tiles. The property is nicely set back from the road, approached from a gated gravelled driveway which swings round to the rear of the house where there is a Cart Lodge and ample parking. The house benefits from oil fired central heating.

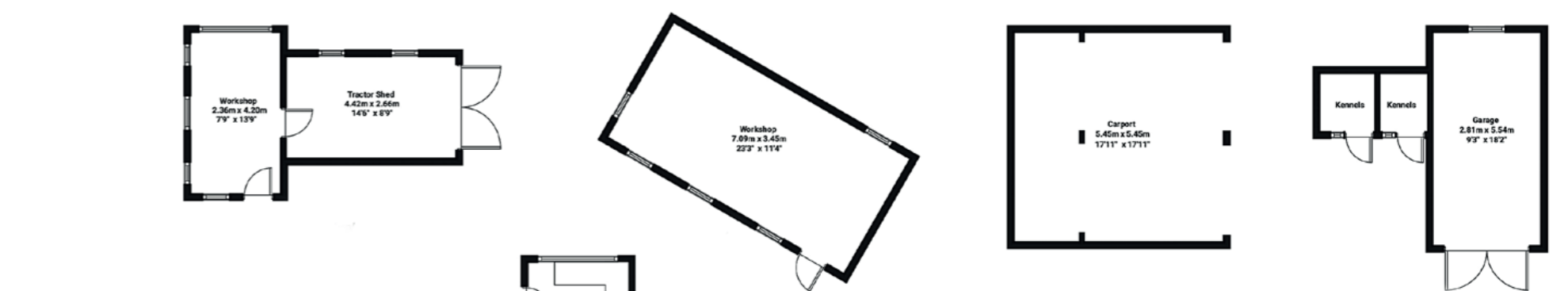
The ground floor accommodation comprises:- three reception rooms, sun room, kitchen/breakfast room, utility room, cloakroom and rear porch. On the first floor there are four bedrooms with a dressing area to the principal bedroom and a family bathroom with a separate WC.

The house offers great potential to a new owner to renovate, and subject to Local Authority consents provides scope for extension and remodelling.

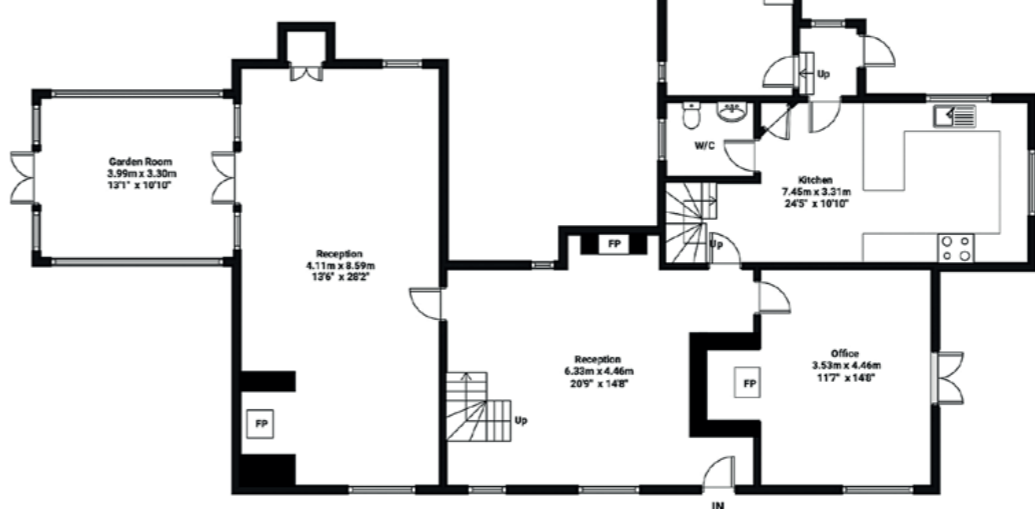
Outside, the private gravelled drive leads to the rear of the house providing parking/turning circle beyond which is a double open fronted Car Port, single timber garage to the side of which is a former vegetable garden, partly walled with a detached potting shed and greenhouse beyond which is a weather board clad Garden House. Beyond this area are numerous mature trees and established pasture. To the front of the house is a wide exposed area of lawn.

6.47 Acres (2.617 Hectares) of pasture / orchard.

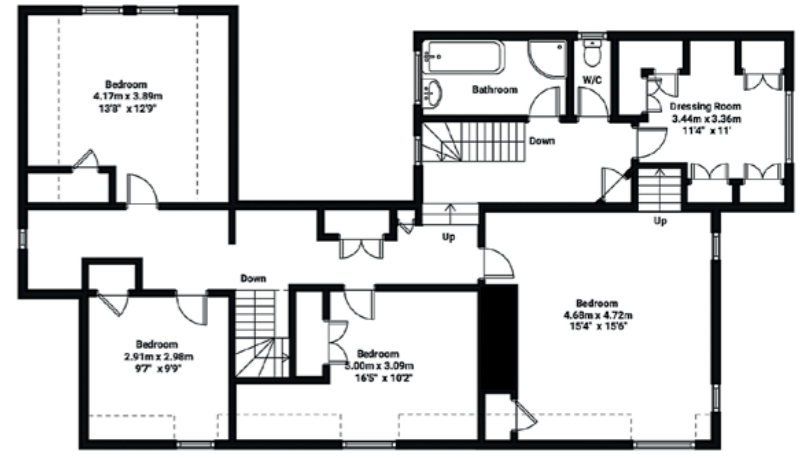




Ground Floor



First Floor



Lot 1 – Little Graces

Total Approximate Floor Area: 3545.9 SqFt (329.43 SqMt)
House: 2515.7 SqFt (233.71 SqMt) | **Workshop:** 496.6 SqFt (46.13 SqMt)
Carport: 319.7 SqFt (29.17 SqMt) | **Garage:** 214 SqFt (19.88 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Lot 2 – The Barns at Little Graces

Detached Four Bedroom, Single Storey Barn Conversion (Barn No. 1)

Detached Three Bedroom, Two-storey Barn Conversion (Barn No. 2)

These two barn conversions (Barn No.1 & Barn No.2) are located west of Little Graces farmhouse, approached over an independent vehicular access from Graces Lane.

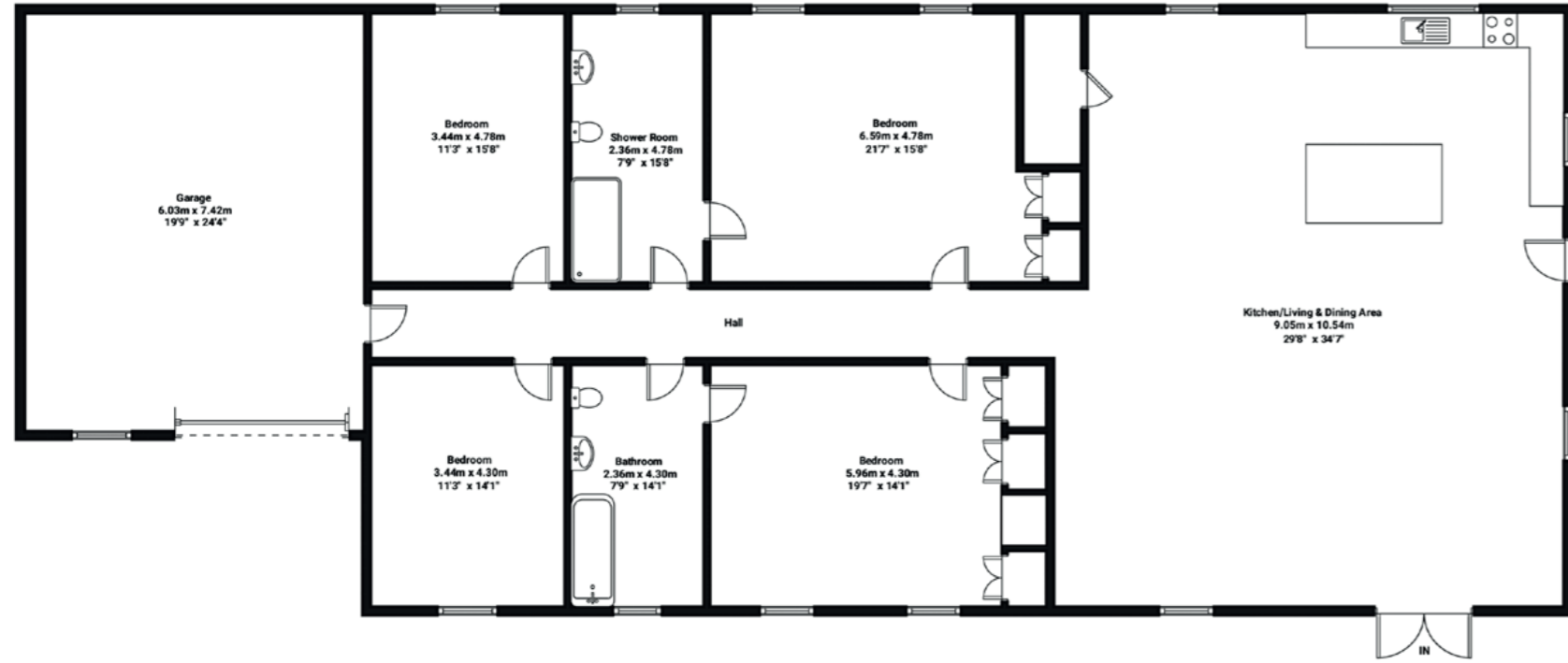
Barn No.1 comprises a single storey barn conversion, constructed from timber frame walls, weatherboard clad externally under a pitched slated roof. The windows are double glazed, and the property is provided with oil fired central heating. The spacious and light accommodation comprises a spectacular family/kitchen/living room, a treble aspect room with vaulted ceiling, central internal hall from which there is access to four double bedrooms and two bathrooms together with access through to a double integral garage. There are lovely views from this property over surrounding countryside and the grounds.

Barn No. 2 comprises a two storey timber framed property weatherboard clad externally under a slated roof, located adjacent to Barn No. 1. It is an independent residential dwelling but might be suitable for a home office and/or self-contained annex/guest accommodation/au pair accommodation (Barn No. 2 requires some modernisation/refurbishment).

The accommodation comprises a reception hall with staircase to first floor, a plant room and a cloakroom. From the hall there is access to a large kitchen/family/living room. On the first floor there are three bedrooms and a family bathroom. Within the ground floor accommodation approached independently is an office with kitchenette and cloakroom. Heating is via electric night storage heaters.

9.18 Acres (3.716 Hectares) of pasture / orchard.



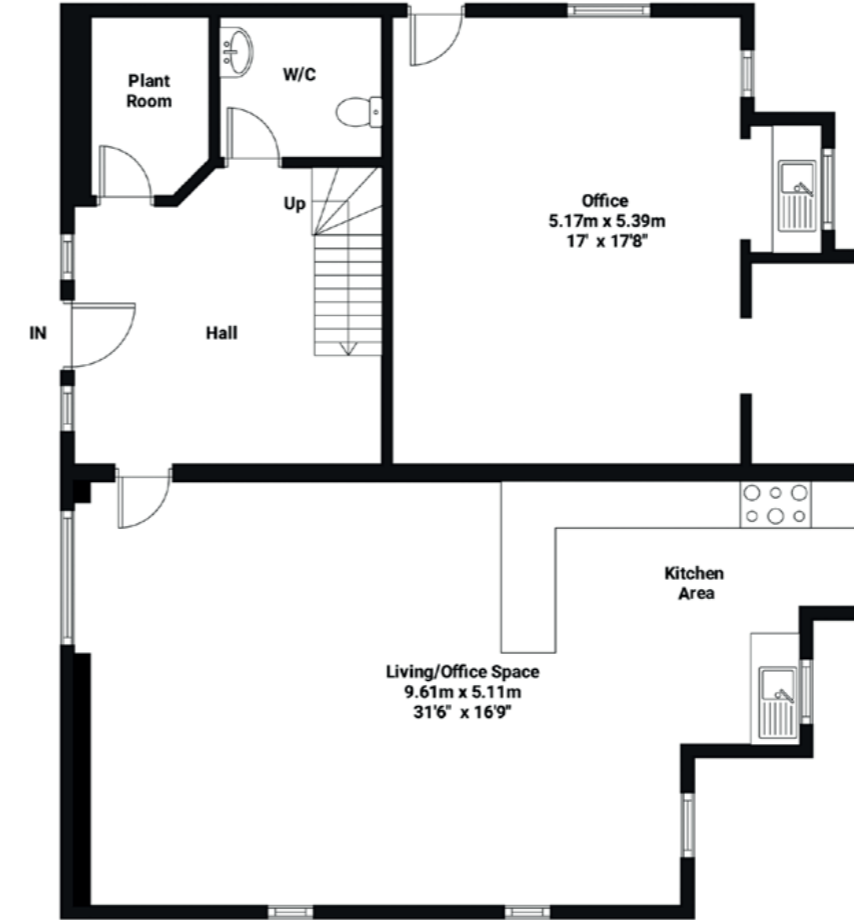


Lot 2 – Barn No. 1

Total Approximate Floor Area:

House: 2331 SqFt (216.53 SqMt) | Garage: 481.6 SqFt (44.74 SqMt)

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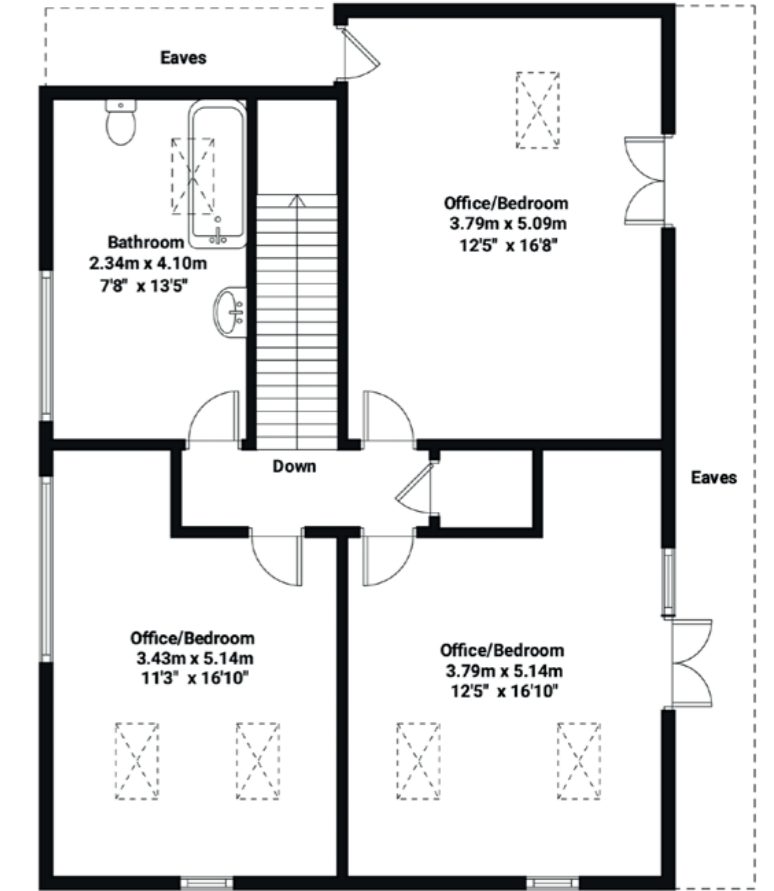
Gorund Floor

Lot 2 – Barn No. 2

Total Approximate Floor Area:

House: 1721.4 SqFt (159.92 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.



First Floor



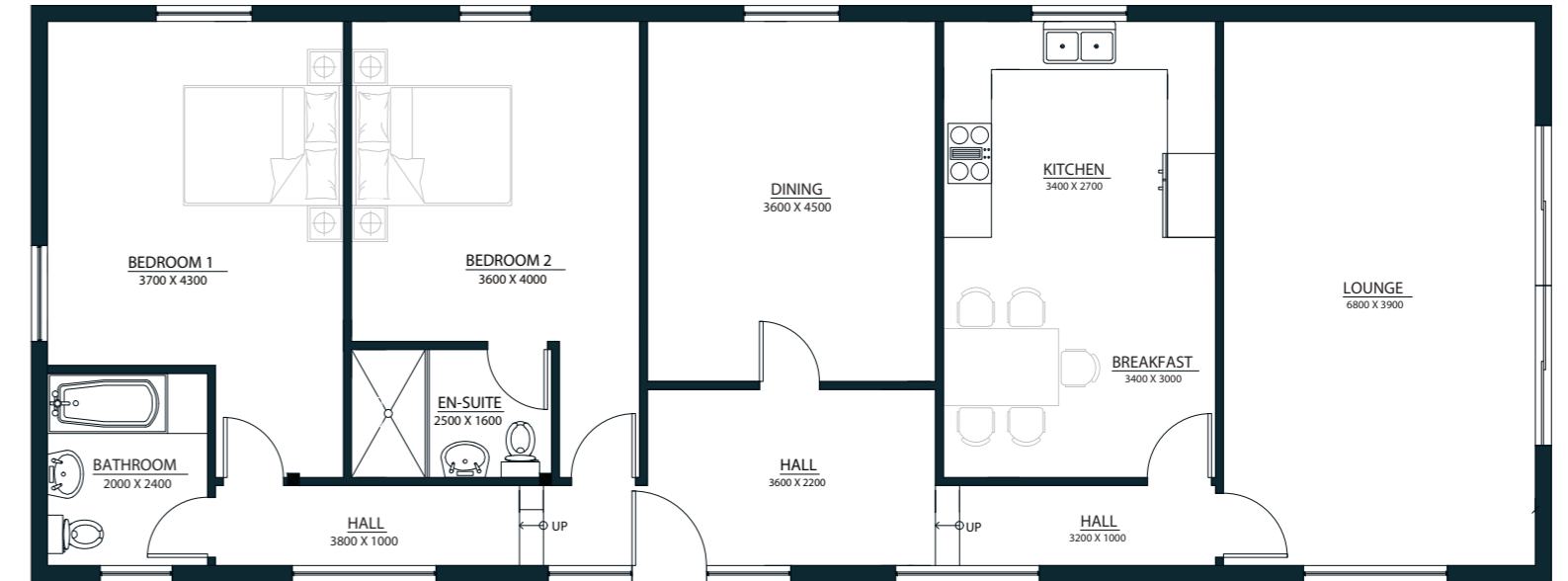
LOT 3 – Barn North of Graces Farm Barn with Planning Permission.

A former agricultural single storey storage building part open fronted with three bay enclosed storage areas in all about 13.94 acres coloured yellow on plan. Planning permission has recently been granted for the change of use of the structure to a single story residential 2 bedroom dwelling extending to approximately 1,347 sq ft (125m²) with two parking spaces.

The full planning details are available on the [Chelmsford City Council website](#),
planning reference is:- [23/01664/CUPAQ](#).

13.94 Acres (5.642 Hectares) of pasture/orchard.





Lot 3 – Barn North of Graces Farm

Illustration for identification purposes only. Measurements are approximate and not to scale.

Planning :

Lot 1 – Little Graces Farmhouse

Little Graces Farmhouse established C3 residential use.

Lot 2 – The Barn at Little Graces (Residential Barn Conversion x2)

Barn No 1 : C3 residential use. Planning permission for this dwelling was granted by Chelmsford City Council on 8th February 2017, Application reference number **16/02049/FUL**.

Barn No 2 : Barn number 2 exists from a change of use from existing farmworkers accommodation to a single storey dwelling with internal alterations, granted by Chelmsford City Council on 20th July 2017 – Application reference number **17/01002/FUL**.

Lot 3 – Barn North of Graces Farm

Prior approval for change of use of one agricultural building to a residential dwelling Class C3 (granted by Chelmsford City Council 7th December 2023 – subject to the development being completed within 3 years of the date of the decision – Application reference number **23/01664/CUPAQ**).

General :

Local Authorities: Chelmsford City Council (01245 606 606); Essex County Council (0845 7430430).

Services :

Oil-fired central heating

Private drainage

Mains water and electricity

Council Tax Band :

Little Graces – Band G

Barn at Little Graces – Band G

EPC :

The Barn at Little Graces – C71

Condition of Sale :

The successful purchaser will be required to enter into a condition within the contract to erect a wooden post and rail stock-proof fence along the western and part of the northern boundary within 8 weeks from completion (Lot 1 only).

Method of Sale :

The property is being offered for sale by Private Treaty as a whole or up into three Lots.

Tenure and possession :

The property is to be sold freehold with vacant possession.

Fixtures and fittings :

Unless described in these sales particulars, all fixtures, fittings, and garden statuary are specifically excluded from the sale.

Town and country planning :

The property is sold subject to any development plans, tree preservation orders, ancient monument orders and Town and Country schedules or other similar matters that may be or come into force.



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