

# Fernhall Barn, Fernhall Farm Fernhall Lane

Waltham Abbey

Guide Price £3,500,000



# Fernhall Barn

## Fernhall Farm Fernhall Lane, Waltham Abbey

A Magnificent Grade II Listed Barn Conversion Set in Approximately 2.3 Acres, with Exceptional Accommodation, Extensive Leisure Facilities and Far-Reaching Countryside Views.

- One Of West Essex's Finest Barn Conversions
- 2.3 Acres Of Gated Private Grounds
- Five Double Bedrooms/Seven Bathrooms
- Circa 7000 Sq. ft Of Meticulous Living Accommodation
- Striking Open Plan Kitchen/Lounge/Diner Within Main Barn
- Total of 5 Receptions Including - Separate Games Room With Bar, Cinema Room, Gym, Work Studio, Study Room
- Off-Street Parking For Numerous Vehicles Plus Double Garage
- Heated Swimming Pool With Electronic Retractable Cover
- Outdoor Kitchen Area
- Stunning Far Reaching Countryside Views



Occupying a wonderfully private and commanding position amidst open countryside, this exceptional **barn conversion** offers an outstanding combination of period character, contemporary living and remarkable versatility.

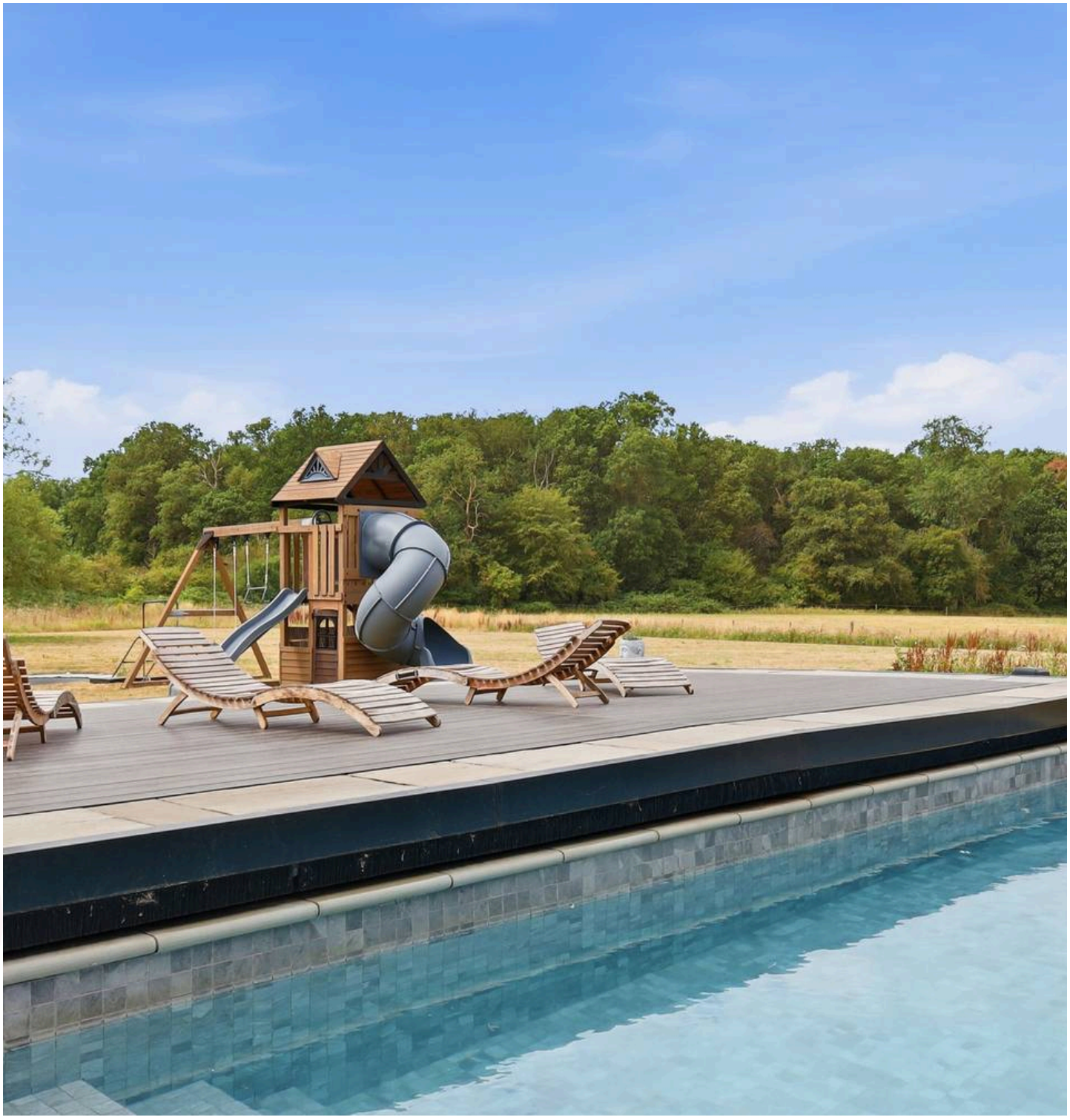
Meticulously renovated and cared for by the current owners, the property extends to **in excess of 6,900 Sq. ft**, providing an impressive amount of accommodation arranged over three floors. Set within approximately **2.3 acres**, the property is approached via **electronic gated access**, leading to extensive private parking for more than a dozen vehicles, together with a substantial **double garage for further parking or storage**.

The property has been thoughtfully designed to make the most of its rural setting, with **far-reaching views over surrounding open countryside** providing a beautiful backdrop from numerous rooms and outdoor areas.

Internally, the accommodation is both spacious and highly versatile. The principal living accommodation centres around a superb **open-plan kitchen, dining and living space with-in the main barn**, creating an impressive heart to the home and an ideal environment for both family life and entertaining. A separate study provides a dedicated home-working space, while the accommodation also incorporates a utility room, walk-in pantry and shower room.

The bedroom accommodation is equally impressive, with **five double bedrooms** arranged across the ground, first and lower-ground floors, offering considerable flexibility for family, guests or multi-generational living.

The first floor provides two further bedrooms, including an impressive principal bedroom suite with **walk-in wardrobe, Shower/WC and private**










Who's watching?
NETFLIX



# Fernhall Lane

**Approx. Gross Internal Area 641 sq. metres (6907.8 sq. feet)**

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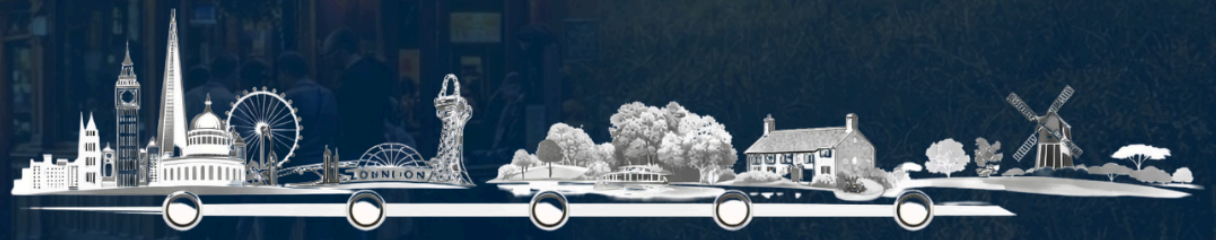
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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