

Red Barns Farm - Elmdale

[Bryerling] / [XXX developer]

(names changed throughout)

Inside front cover intro

[text]:

In an idyllic setting synonymous with properties of exceptional pedigree, these beautiful homes will impress from first glance through to the finest detail.

Sympathetically designed, making use of the highest-quality fittings and materials - and enjoying both landscaped private gardens and majestic open green spaces - these remarkable homes perfectly capture the distinctive character of a country estate property.

Intro page

[h1]:

AN EXCLUSIVE OPPORTUNITY WITHIN THE SERENITY OF MILL GREEN

[text]:

Red Barns Farm is a secluded enclave of just two outstanding properties - each finished to truly exquisite standards. Concealed from Mill Green Road by established foliage, they are accessed via a private driveway curving beneath over-arching trees to a secure gated entrance.

With the northernmost residence being of Grade 2 Listed status, the two barns have been innovatively transformed to blend centuries of history with the latest in cutting-edge technology and the very best craftsmanship. From the outset, every stage of this exceptional project has been personally supervised with unflinching attention to detail, creating properties of an incredible pedigree that will exceed all expectations.

The village of Bryerling, a stone's throw from Ingatestone and 25 miles from central London, is an extremely affluent area. Home to some of the most stunning and valuable properties in Essex, the neighbourhood boasts a level of exclusivity, discretion and privacy almost unrivalled in the region.

Beresfords Country & Village are honoured to present Red Barns Farm - a rare opportunity to acquire a unique property in the highest of sought-after locations.

Home overview

[h1]:

A STATEMENT RESIDENCE IN A STUNNING RURAL LOCATION

[text]:

Approaching Red Barns Farm, you cannot fail to be struck by their beautiful, innovative fusion of historic and contemporary construction.

Nestled within expansive plots with an abundance of open grassland and mature trees, these are truly elegant homes where the very latest quality specifications rub shoulders with 18th-century timber beams, while heritage brickwork is complemented by stunning reclaimed and conditioned stonework and tiling.

Elmdale's spectacular twin-gabled entrance soaks up the natural light, accentuating the counterpoint between the design's perfect, bright modern finishes and the colourful tactility of ancient craftsmanship.

Centred around an elegant open-plan reception and hospitality area, the property delivers the perfect combination of luxury and practicality. Elmdale houses four double bedrooms in its wings, with an equal number of beautifully-appointed bathrooms, two impressive walk-in dressing rooms, a high-specification utility room, a private upstairs mezzanine and a double carport.

Constructed with a carefully considered approach from the outset, you'll see that absolute precision and exquisite attention to detail is evident throughout the home. All materials have been personally selected and inspected to eliminate imperfections, with every door, latch, surface, joint and fixture crafted to the highest standards.

This is a breathtaking property, designed for both status and elegance, set amongst the most idyllic of rural backdrops.

Elaboration on specs

[h1]:

LIMITLESS ATTENTION TO DETAIL

[text]:

Every aspect of Elmdale exudes comfort, quality and a pride in perfection. The property's specifications are second to none, incorporating features and fittings from the most distinguished of sources.

Technology plays a major role at Elmdale. The cutting-edge entrance security utilises a facial recognition system, while Control4 touch-screen tablets are fitted in the master suite, second bedroom and the living area so that temperature, lighting and security can be controlled by the merest touch. Physical keypads are also located in key positions, and smartphone integration can be enabled.

The superb kitchen, boot room and walk-in dressing areas feature fully-fitted bespoke Crabtree & Hargreeves furniture units, with surfaces crafted from hand-selected slabs of leathered granite. Instant water heaters, filters and vintage-style pewter faucets are supplied by Perrin & Rowe of Mayfair.

All basins, baths, sinks, sanitaryware, and shower units are from Villeroy & Boch and fitted to an impeccable standard. Bathrooms and en-suites are fully clad in stunning floor-to-ceiling natural marble and also feature stylish Axor ironmongery.

Every ground-floor space throughout the residence incorporates underfloor heating beneath exceptional wall-to-wall natural limestone flooring, with all internal doors being bespoke-built of solid oak, adding to the overall atmosphere of hand-crafted elegance.

These are truly remarkable spaces in which to relax, rest and entertain.

Entryway

[h1]:

STEPPING INTO TIMELESS ELEGANCE

[text]:

Nowhere is Elmdale's pedigree more evident than in its stunning entryway. An inspiring glazed frontage spans the width of the property's central open-plan kitchen, dining and relaxation spaces, perfectly enhancing the sensational solid oak interior structure comprising beams of over two centuries in age.

The sleek white walls and lustrous pale floor form the ideal counterpoint to the beautiful warm golden tones of the timber frame. By day, the elegant interior is bathed in natural light; by night, the space becomes a beacon of illumination amidst the unspoiled tranquil countryside.

With spaces for seating, this is the perfect area to greet visitors and put aside daily accoutrements before entering the incredible vaulted interior to relax and unwind away from the busy outside world.

Kitchen

[h1]:

DEFINED BY EXCEPTIONAL QUALITY

[text]:

The bespoke units in this truly exceptional kitchen have been handcrafted by renowned British company Crabtree & Hargreeves, combining classical styling with the finest in modern quality and utility.

Cabinets open smoothly to reveal a host of modern appliances integrated seamlessly into the design, as well as spacious, intelligently-designed wine storage, shelving and drawers - all in a beautiful shade of golden oak, complementing the rest of the building.

The custom-made worktops are of leathered granite, personally selected from dozens of samples to ensure the eradication of imperfections and the creation of a unique, satisfying surface, with the introduction of a solid oak butcher's-style table acknowledging Elmdale's rustic heritage.

The undercounter sinks are by Villeroy & Boch, with vintage-style pewter faucets and spray unit, instant hot water unit and filter all supplied by Perrin & Rowe of Mayfair. The kitchen also features a top-of-the-range gas hob, with polished marble splashbacks and perfectly-positioned downlighters throughout.

The kitchen area of Elmdale is the perfect space to prepare meals amongst state-of-the-art appliances, whilst socialising and enjoying time with your family.

Lounge

[h1]:

A FUSION OF HERITAGE AND MODERN LUXURY

[text]:

The expansive lounge area with its beautiful vaulted ceiling is characterised by a sense of space, light and purity that exemplifies a clean, contemporary design whilst remaining true to Elmdale's rich rural heritage.

The walls are rendered in a pure white - promoting the area's overall luminosity and a counterpoint to the warm natural oak of the building's timber frame, but also a perfect blank canvas for residents' own personal touches.

The natural limestone floors are under-heated - a feature that continues throughout the residence's entire ground floor - with a Control4 touch-screen tablet enabling central control over the temperature, as well as the lighting and security, around the home.

Dining

(a new spread, but copy essentially a continuation from previous section)

[h1]:

BEAUTIFULLY FAITHFUL TO HISTORY

[text]:

The feeling of total unity across the dining, lounge and preparation areas adds to the atmosphere of this welcoming, open-plan space, with the glass-fronted north-western aspect casting this exclusive lifestyle interior against a lush countryside backdrop.

This versatile space offers multiple options for residents' preferred arrangements, and the whole area beautifully is illuminated with a series of subtle recessed downlighters and central hanging bulbs at the same level for even coverage.

The entire concept is beautifully framed by the historic oak beams and pillars, and offset by the feature brick wall at the end of the room - a remnant of the original construction, dating back to the 17th century.

Rich in both heritage and contemporary quality, this is a home with space, style and luxury at its heart.

Bathrooms

[h1]:

UNRIVALLED CRAFTSMANSHIP AND LUXURY

[text]:

All bathrooms and en-suites throughout Elmdale are of an unparalleled specification, guaranteed to convey an atmosphere of opulence and luxury the moment they are glimpsed through the doorway.

Each bathroom features Villeroy & Boch basins, baths, shower bases, mirrors, cabinets and distinctive heated towel rails, plus recessed fixtures, LED downlighters, and luxury Aqata shower enclosures incorporating ClearShield Eco-glass and state-of-the-art Axor ironmongery.

However, the rooms are dominated by the hand-selected polished natural marble cladding - in either cream or stunning darker shades - that covers every wall and floor, transforming the spaces into private chambers where you can feel relaxed, refreshed and totally removed from the outside world.

Crafted to elite standards, the bathrooms in Elmdale are suitable for truly the highest members of society.

Bedroom 1

[h1]:

A SUMPTUOUS MASTER BEDROOM SUITE

[text]:

Set deep into the north-east wing of Elmdale, the beautifully-proportioned principal bedroom suite spans the width of the residence, with north and south aspect windows to make the most of natural light and space for an emperor-size bed. A Control4 touch-screen pad is to hand for effortless adjustments to the lighting, temperature and security - in this room and throughout the house - so that you can be in complete control of your home even while in the most private of rooms.

Featuring Crabtree & Hargreeves bespoke oak cabinets to promote a sense of continuity throughout the building, the walk-in dressing area is beautifully fitted with exquisite attention to detail. Providing ample storage and display for every kind of apparel and accessory in a modern aspirational lifestyle, it incorporates additional subtle lighting strips for perfect illumination while getting prepared. The en-suite bathroom is characterised by outstanding design, with every aspect constructed to the highest possible standards.

An impressive feature oak staircase in the far corner of the bedroom curves up into a further hidden sanctuary in the space above. This quiet, contained mezzanine room, separated from the rest of the house, is perfect for a private home cinema, study or nursery space, or as a retreat for peaceful relaxation away from the communal hospitality areas.

Bedrooms 2, 3 & 4

[h1]:

TIMELESS STYLE AND COMFORT

[text]:

Elmdale's second bedroom, at the opposite end of the residence, is a very close relative of the master suite, again incorporating an impressive Crabtree & Hargreeves bespoke-fitted oak walk-in dressing area and a bathroom constructed to superb standards. With space for a king-size bed and a Control4 touch-screen pad for heating, lighting and security, this is the perfect room for closest family members or respected guests.

Each wing houses a further double bedroom - one complemented by another luxurious en-suite shower room with stunning fittings - giving residents the option to accommodate a larger party of people or their wider family.

Every room benefits from underfloor heating beneath their natural limestone tiles to enhance the ambience of comfort, while the most careful attention has been given to every detail in the doors, frames, latches and surfaces.

Boot room

[h1]:

MORE THAN MEETS THE EYE...

[text]:

This impeccably-appointed utility (or 'boot') room enables essential washing or cleaning activities to be carried out separately - away from the shared hospitality areas. With convenient alternative outdoor access, any soiled footwear or clothing can also be removed and dealt with without infringing on the residence's overall elegance.

Even this small room receives the same level of thought, design and care as the largest space in the home. A reflection of the kitchen area, the refined fully-bespoke fitted units - containing ample storage and appropriate appliances - are perfectly complemented by pristine leathered granite worktops, a high-quality Villeroy & Boch sink with polished marble splashbacks and Perrin & Rowe hardware, as before.

Exterior

[h1]:

TRADITIONAL STYLING, WITH CONTEMPORARY QUALITY

[text]:

Every care has been taken in the construction of Elmdale to create the perfect marriage of traditional, authentic materials with modern technology and exceptional craftsmanship.

All materials have been specially selected, and their preparation personally supervised, to ensure every aspect of the barn's reconstruction - while guided by first-class contemporary standards and techniques - is in keeping with the building's original character and charm.

Reclaimed wood, brick and stone has been incorporated into the structure where materials needed to be replaced or augmented; roof tiles have been weathered and conditioned to match

original stock, and authentic outdoor clay pavers were sourced to complement the barn's existing brickwork.

Meanwhile, Elmdale's sensational glazed frontage, contemporary weatherboarding and finely-rendered white interior walls are the perfect modern counterpoint to the traditional materials, emphasising their rich heritage and tactile qualities.

Outdoor

[h1]:

WHERE HOME AND COUNTRY MEET

[text]:

Elmdale is set within an extensive plot that complements its position at the heart of the Essex countryside, surrounded by lush, majestic trees and inspirational green fields. One hundred metres of picturesque natural grassland slopes away from the house, punctuated by clusters of mature trees and verdant hedgerows, bringing the peace and serenity of rural life directly to your back door.

Close to the house, the brick patio is offset by a neatly-turfed area that will be perfect for enjoying the sun in the warmer months. The entire property is bordered by high-quality estate fencing in the classic black metal style, lending the plot a historic, parkland feel. A traditional estate gate has been installed to match, featuring an attractive curved crook and striking diagonal strengthening brace.

Annotations for floorplans

[h1]:

EVERY DETAIL PLANNED FOR COMFORTABLE LIFESTYLES

[bedroom 1]:

Outstanding master bedroom suite with walk-in dressing area, stunning en-suite and private upstairs study room.

[en-suite]:

Remarkably-appointed bathrooms featuring designer sanitaryware and polished marble cladding.

[reception]:

Light-filled open-plan relaxation and hospitality area with white surfaces offsetting the golden oak timber frame.

[lounge/dining area]:

[a]: Vaulted ceiling featuring spectacular original oak beams and recessed downlighters.

[b]: Underfloor heating beneath lustrous natural limestone tiles throughout the home.

[kitchen]:

Fully-fitted, classically-styled bespoke designer kitchen and preparation island with oak cabinets, flawless worktops and premium fittings.

[utility]:

Impressive boot room with stylish fitted cabinets, exceptional features and convenient outside access.

[bedroom 2]:

Spacious second bedroom with walk-in dressing area and incredible en-suite bathroom.

Location:

[h1]:

A PERFECTLY-POSITIONED ENCLAVE

[text]:

The celebrated village of Bryerling is an ancient farming settlement with Saxon and Norman heritage, referenced in the Domesday Book - its parish church of St. Jude dates back to the 11th century and incorporates a 15th-century tower. Today, Bryerling is home to some of the most valuable and well-appointed homes in Essex, which sit alongside its luscious greenery, picturesque lanes and popular public houses The Bowlers and The Ploughman - both offering a high standard of food and drinks in well-kept traditional surroundings.

Nearby, Ingatestone holds everything residents might need on a day-to-day basis, while proximity to the A12 means greater choices will always be within easy reach. Conveniently located for both countryside and town, Bryerling presents an enticing prospect for those who might enjoy time at the golf courses in Hylands Park or Bentley, rural walks in woodland nature reserves, and excursions for culture, leisure and retail opportunities in Chelmsford, Brentwood or London.

Less than 20 minutes away by car, Chelmsford city centre boasts a rich array of quality branded shops, upmarket department stores and independent boutiques within its recently-upgraded pedestrianised shopping areas. There are multiple options to accommodate all tastes in dining out, from familiar franchises through to specialist independent eateries and fine dining in high-quality restaurants.

Bryerling's position near the A12 means central London is approximately an hour away by car, making Elmdale both an ideal base for commuting as well as a perfect retreat from the rigours of the city. Trains run regularly from Ingatestone station into London's financial district with a

journey time of under 35 minutes. Excellent road travel connections in the area also enable straightforward journeys to Southend or Stansted airports, granting access to international travel in around 40 minutes.

The surrounding region's countless picturesque rural towns and villages provide the perfect backdrop for this truly magnificent conversion. Take your place in the most prestigious location in rural Essex.

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