



Barfleur

BARFLEUR HOUSE





WELCOME

Barfleur House is a unique two storey brick built conversion. The original building has inspired an interesting series of well lit rooms and a comfortable, family home across approximately 3000sq foot (280m²). One of the properties most stunning features is the kitchen-breakfast room. This is a triple aspect, high vaulted room with large oak beams spanning its width and one completely glazed wall at the garden end of the room.

- **A TOTAL OF 5 BEDROOMS, INCLUDING 2 BEDROOM SUITES AND 3 STAND ALONE BEDROOMS**
- **3 RECEPTION ROOMS, INCLUDING A STRIKING TRIPLE ASPECT KITCHEN-BREAKFAST, LIVING ROOM AND SNUG**
- **DOUBLE CARPORT AND PRIVATE DRIVEWAY**
- **GROUNDS COMPRISE APPROXIMATELY 1/4 OF AN ACRE**
- **LANDSCAPED GARDEN TO THE REAR OF THE PROPERTY**
- **ACCESS GAINED ALONG PRIVATE DRIVE FROM POUND LANE**

HISTORY

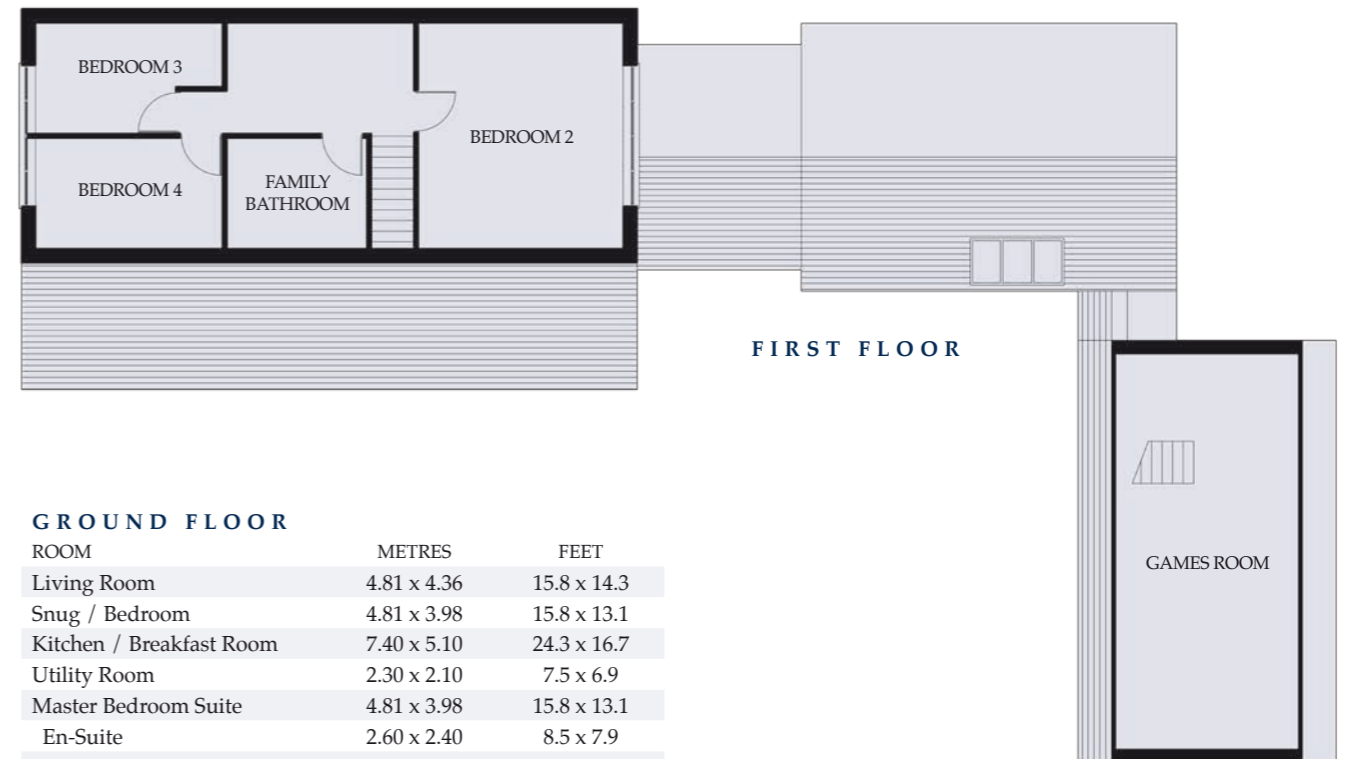
Barfleur is a small harbour village in the Basse-Normandie region in France. In May 1692 44 French ships of the line took on 82 ships of the Anglo-Dutch fleet in a major naval battle of the Nine Years War in the seas over which Barfleur looked. It was Commander-in-Chief First Lord of the Admiralty Edward Russell who commanded English forces in this and subsequent battles.

As a direct result of his action here, as well as his political movements, James II was deposed and William III was made King of England. Thus, Russell was granted several titles including Viscount Barfleur for which Barfleur House is named, Russell being the original owner of the Orford Estate (also an Earldom he was granted at the same time).



FLOOR PLANS

Based on the buildings original footprint, the floor plan has been designed with a family in mind. Three 1st floor bedrooms with a spacious, well furnished main bathroom and a large master suite on the ground floor provides accommodation for a large family. Reception rooms that are both comfortable and numerous allows individuals space while a centralised kitchen happily brings everyone together.



GROUND FLOOR

ROOM	METRES	FEET
Living Room	4.81 x 4.36	15.8 x 14.3
Snug / Bedroom	4.81 x 3.98	15.8 x 13.1
Kitchen / Breakfast Room	7.40 x 5.10	24.3 x 16.7
Utility Room	2.30 x 2.10	7.5 x 6.9
Master Bedroom Suite	4.81 x 3.98	15.8 x 13.1
En-Suite	2.60 x 2.40	8.5 x 7.9
Dressing Room	2.32 x 2.30	7.6 x 7.5
Bathroom	2.82 x 2.49	9.3 x 8.2
Cart Lodge	5.39 x 5.08	17.7 x 16.7

FIRST FLOOR

ROOM	METRES	FEET
Bedroom 2	4.81 x 4.36	15.8 x 14.3
Bedroom 3	3.98 x 2.36	13.1 x 7.7
Bedroom 4	3.98 x 2.36	13.1 x 7.7
Family Bathroom	2.98 x 2.36	9.8 x 7.7
Games Room (annex)	5.39 x 5.08	17.7 x 16.7

NB: Illustrations and photographs are for illustrative purposes only

FOR FURTHER DETAILS, PHOTOS
AND FLOOR PLANS VISIT
WWW.BARFLEURHOUSE.CO.UK

SPECIFICATION

Barfleur House has been finished in only high quality, all natural materials. From the English and French oak floor boards and the Travertine /marble/basalt tiles, to the solid granite /limestone worktops and stylish sanitary ware each material and fitting has been sensitively sourced, professionally installed and matched to the property and its unique style.

OPTIONS

It is understood that many wish to make a house their home. While the specific materials, finishes, fixtures and fittings are usually chosen prior to a property going to market, we would welcome a buyer's input. As such, if you want a Lowden property but with a completely bespoke specification, you have but to ask.

LOCATION / ACCESS

Barfleur House sits on the outskirts of the traditional hamlet of Ugley. Approximately 4 miles north of Bishop's Stortford, Ugley lies just off the B1383 1.5 miles from Stansted Mountfitchet.

Access to the property itself is gained from a shared drive that branches off Pound Lane.

STATION	DISTANCE/TIME TO STATION	TIME TO LONDON LIVERPOOL ST	FREQUENCY
Bishop's Stortford	5 miles/14 mins	38-47 mins	5 times an hour
Stansted Mountfitchet	1.8 miles/5 mins	53-60 mins	3 times an hour
Elsenham	0.9 miles/3 mins	54-56 mins	Twice an hour

Junction 8 of the M11 is approximately 8 miles distant while Stansted Airport is also a mere 8 miles away without the property being either under a flight path or a holding pattern holding section.

CONTACT

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