



FRIARY COTTAGE

An Architecturally Designed
Detached Residence

Bakers Lane,
Black Notley,
Braintree
CM77 8QS

McGuinness
& Farrow



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FRIARY COTTAGE
— BLACK NOTLEY —





FRIARY COTTAGE
— BLACK NOTLEY —

DESIGNED AROUND MODERN LIVING

- Architecturally designed
- Flexible two or three-bedroom accommodation
- Open-plan kitchen, dining and living space
 - Handmade oak kitchen cabinetry
 - Quartz work surfaces
 - Integrated NEFF appliances
 - Landscaped gardens
- EV charging & Private driveway parking
 - New build warranty





FRIARY COTTAGE
— BLACK NOTLEY —

CONTEMPORARY DESIGN

Thoughtfully crafted architecture, exceptional specification and a peaceful village setting combine to create a truly unique home.

Friary Cottage is an individually designed detached residence occupying a unique position on Bakers Lane, Black Notley. Created with a focus on simplicity, craftsmanship and connection to its surroundings, the home offers versatile accommodation extending across two floors, perfectly suited to modern family life.

Architecturally inspired by traditional forms and enhanced by contemporary detailing, the property balances striking design with practical everyday living. Open-plan interior, a landscaped garden and a carefully curated specification creates a home that feels both elegant and effortless.



FRIARY COTTAGE
— BLACK NOTLEY —





A HOME DESIGNED FOR FLEXIBILITY

The layout has been carefully arranged to adapt to changing lifestyles.

The heart of the home is a beautifully proportioned open-plan kitchen, dining and living space, centred around a substantial handcrafted oak island and opening directly onto the landscaped garden beyond.

Whether entertaining guests, working from home or accommodating multi-generational living, Friary Cottage offers remarkable flexibility. The ground floor bedroom and en-suite can equally function as a private guest suite, home office or additional reception room.

Above, two generous double bedrooms enjoy a peaceful outlook and are complemented by a beautifully appointed family bathroom.



FRIARY COTTAGE
— BLACK NOTLEY —

GROUND FLOOR

ROOM	WIDTH	LENGTH	DIMENSIONS
Entrance Hall	—	—	—
Cloakroom	—	—	—
Open Plan Living Area	20'0"	13'1"	6.12m x 4.00m
Dining Area	12'9"	10'9"	3.90m x 3.30m
Kitchen	14'9"	9'2"	4.50m x 2.80m
Utility Area	—	—	—
Bedroom Three / Snug	12'0"	9'8"	3.67m x 2.95m
En-Suite Shower Room	—	—	—

FIRST FLOOR

ROOM	WIDTH	LENGTH	DIMENSIONS
Landing	—	—	—
Principal Bedroom	13'7"	12'0"	4.15m x 3.68m
Bedroom Two	12'3"	12'2"	3.74m x 3.73m
Family Bathroom	—	—	—

ADDITIONAL ACCOMMODATION

- Entrance Hall
- Cloakroom
- Utility Area
- En-Suite Shower Room
- Family Bathroom
- Landscaped Front & Rear Gardens
- Private Driveway Parking
- Electric Vehicle Charging Point

ALL DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO FINAL VERIFICATION

First Floor



Ground Floor



SPECIFICATION



Kitchen

- Handcrafted oak cabinetry
- Quartz worktops and upstands
- Large central island
- Built-in breakfast cupboard
- Solid oak cutlery inserts
- Integrated recycling system
- Soft-close Blum hinges and drawer runners

Appliances

- NEFF induction hob
- Two NEFF ovens
- Integrated NEFF dishwasher
- Integrated fridge freezer
- Concealed extractor

Bathrooms

- Contemporary sanitaryware
- High-quality fittings
- Luxury en-suite shower room
- Ground floor cloakroom

Exterior

- Landscaped gardens
- Porcelain patio
- External lighting
- Turfed lawn
- Private parking
- EV charging point

Sustainability

- Energy-efficient construction
- Modern insulation standards
- EV charging provision
- Low-maintenance landscaping





LOCATION

Village living – Well connected.

Situated in the sought-after village of Black Notley, Friary Cottage enjoys a peaceful setting whilst remaining exceptionally well connected.

The nearby amenities of Great Notley Garden Village provide everyday convenience including shopping, healthcare facilities, leisure amenities and extensive parkland. Excellent road connections place Chelmsford, Stansted Airport, and the wider Essex region within easy reach.

- Braintree Station – 3 miles (8 minutes)
- Witham Station – 8.6 miles (15 minutes)
- Chelmsford City Centre – 11 miles (20 minutes)
- Stansted Airport – 16 miles (23 minutes)
- Felsted School – 6 miles (11 minutes)

*Distances and timings are approximate



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— BLACK NOTLEY —



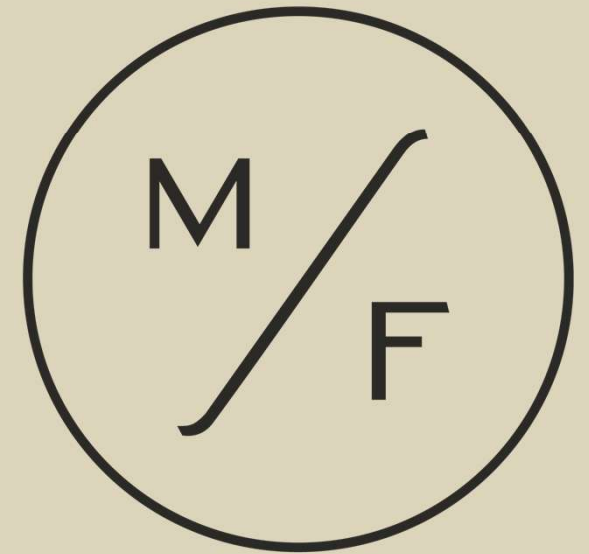
MCGUINNESS & FARROW

McGuinness & Farrow is a privately owned property developer committed to creating exceptional homes that combine thoughtful design, quality craftsmanship and enduring value.

With a focus on carefully selected locations throughout Essex, each project is approached with a commitment to architectural integrity and attention to detail. Rather than volume construction, McGuinness & Farrow specialises in individually designed homes and boutique developments, ensuring every property is tailored to complement its surroundings whilst meeting the expectations of modern living.

From the earliest stages of design through to final completion, emphasis is placed on premium materials, energy-efficient construction and meticulous workmanship. The result is a collection of distinctive homes that offer both character and practicality, designed to be enjoyed for generations to come.

Friary Cottage reflects this philosophy perfectly — a thoughtfully crafted home where contemporary design, quality specification and a desirable village setting combine to create a truly unique living environment.





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