



Bellevue, Lower Bedfords Road, Romford - RM1 4DQ

£1,000,000 Freehold

GRADE 2 LISTED HISTORIC FARM HOUSE • 1.85 ACRE PLOT • POTENTIAL FOR EQUESTRIAN USAGE • IN NEED OF SOME MODERNISATION • FOUR BEDROOMS & TWO BATHROOMS • SURROUNDED BY OPEN SPACES & PARKLAND

Set on a generous 1.85-acre plot and surrounded by open fields and parkland, Belle Vue is a Grade II listed farmhouse with character, space, and serious potential. Currently used as a Buddhist monastery, the layout naturally lends itself back to residential use—or could suit other purposes, subject to the usual consents.

The internal layout offers over 170 square metres of living space across two floors. There are four good-sized bedrooms, two bathrooms, a spacious living room, a study, and a separate snug. The dining room opens out to the garden and links to a traditional-style kitchen. Some areas would benefit from updating, but the home offers a solid base for improvement.

Outside, the property really stands out. The house sits well back from the road with a gated entrance, ample parking, and fenced boundaries. There's a large outbuilding—roughly 64.5 sqm—made up of multiple sections that could be used for storage, workshops or converted (subject to planning). With this much land, the setup could work well for equestrian use or anyone wanting more outdoor space to work with.

Location-wise, the property is situated between Rise Park, Collier Row and Havering-atte-Bower. You're just minutes from Romford and the A12, yet the property feels semi-rural. Bedfords Park is across the road, offering more green space and walking routes. Romford Station (Elizabeth Line) is around 2 miles away, and the property is well served for the 499 bus route.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



Hallway

Study

12' 3" x 9' 8" (3.74m x 2.95m)

Snug

12' 3" x 9' 11" (3.74m x 3.01m)

Living Room

20' 2" x 11' 11" (6.15m x 3.64m)

Kitchen

12' 4" x 9' 10" (3.75m x 3.00m)

Dining Room

19' 1" x 12' 4" (5.81m x 3.76m)

Bathroom

8' 3" x 6' 11" (2.51m x 2.11m)

Landing

Bedroom

12' 4" x 10' 6" (3.76m x 3.21m)

Bedroom

9' 10" x 9' 1" (3.00m x 2.77m)

Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

Bedroom

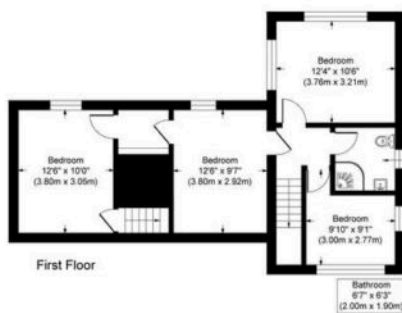
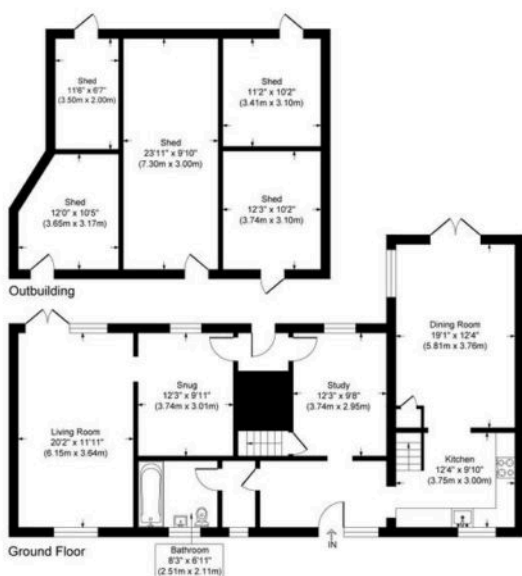
12' 6" x 9' 7" (3.80m x 2.92m)

Bedroom

12' 6" x 10' 0" (3.80m x 3.05m)

Outbuilding/Stable Block





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Approximate Gross Internal Area

Ground Floor = 107.1 sq m / 1154 sq ft

First Floor = 60.7 sq m / 653 sq ft

Outbuilding = 64.5 sq m / 694 sq ft

Total = 232.3 sq m / 2501 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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