



NP NICHOLAS
PERCIVAL

For Sale. Mulberry House

5 Crown Street, Castle Hedingham, Halstead, Essex CO9 3DB



The oldest part of Mulberry House is believed to date back to the late medieval period, with significant alterations and extensions made during the 17th and 19th centuries. Once thought to have housed the village butcher's shop, the property today is a beautifully appointed family home that blends centuries of character with contemporary comfort.

Throughout, exposed timbers, beams, wooden floors, and original brickwork sit harmoniously alongside a sleek, modern finish.

Grade II Listed | Located in a Conservation Area

Four Bedrooms | Three Bathrooms | Three Reception Rooms

Kitchen / Breakfast Room | Gated Driveway with Ample Parking and Garage

Enclosed Rear Garden | Tenure Freehold | Gas Central Heating

Mains Water, Drainage, Gas and Electricity Connected

Council Tax Band F



Mulberry House is more than just a home—it's a rare blend of history, charm, and modern living, ready to welcome its next chapter.

Property

Step through the welcoming storm porch into a bright and stylish kitchen/breakfast room—the true heart of the home. A central island invites family and friends to gather, while the breakfast bar is ideal for relaxed mornings over coffee. Sleek granite worktops, twin ovens, an induction hob, and integrated appliances make cooking a pleasure, with plentiful cupboards and drawers providing ample storage. Just off the kitchen, a practical utility area offers dedicated space for laundry, keeping the kitchen clear for cooking, dining, and conversation.

The dual-aspect sitting room is a light-filled retreat, centred around a log burner for cosy evenings. French doors open directly onto the patio, creating an easy flow between indoor and outdoor living. The dual-aspect dining room also enjoys garden views and features an elegant, unused fireplace that adds period charm. A separate snug provides a peaceful spot to relax by the open fire, while a well-appointed cloakroom completes the ground floor.

Upstairs, four generously proportioned double bedrooms offer comfort and flexibility. Both the main and guest bedrooms include built-in wardrobes and private ensembles—the main ensuite featuring a rainfall shower, mixer hose, heated towel rail, handbasin, and WC, while the guest ensuite mirrors the same quality and style. The luxurious family bathroom boasts a freestanding roll-top bath with mixer hose, twin marble-topped sinks, a WC, and a heated towel rail.

Outside

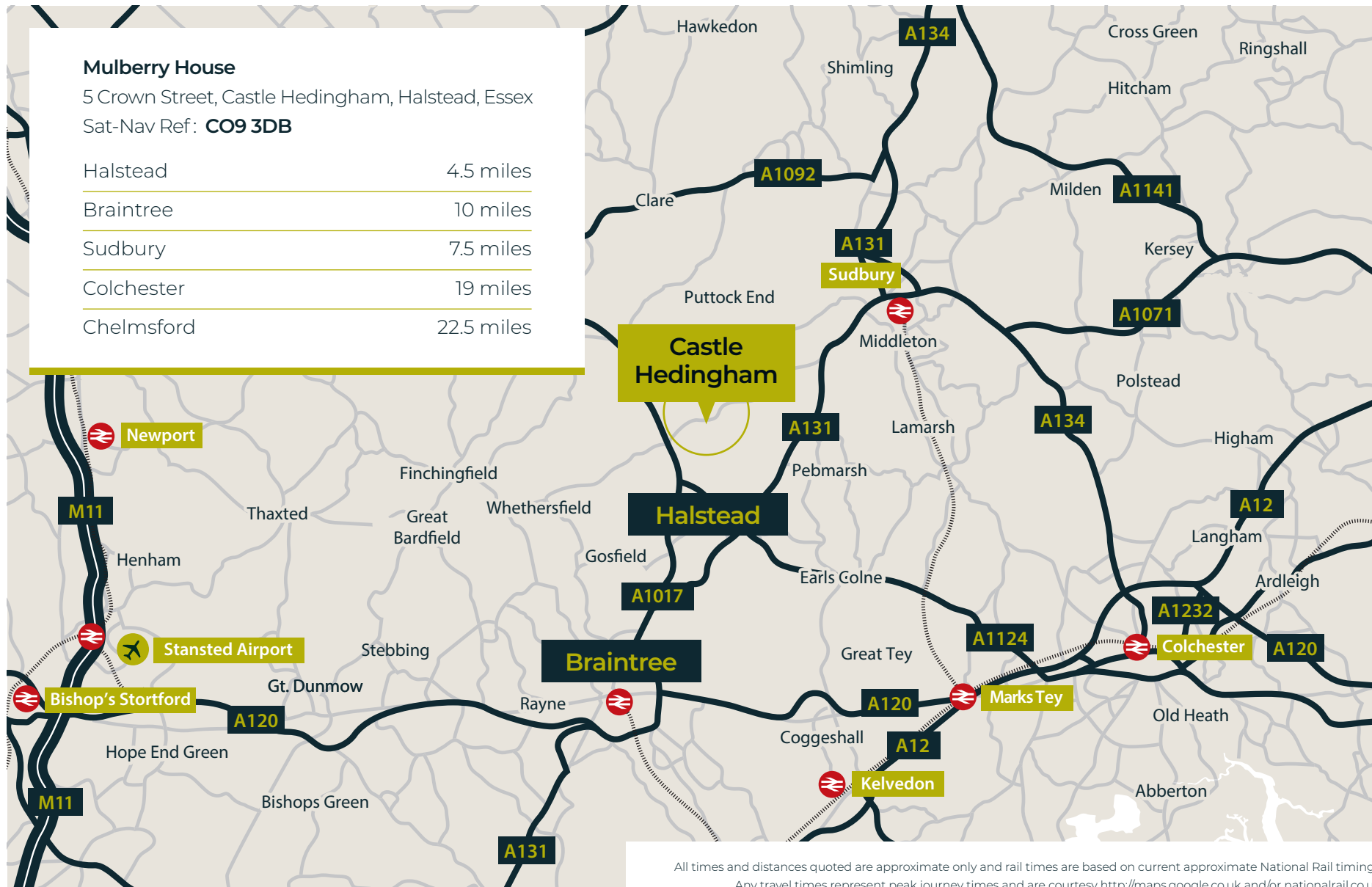
A gated gravel driveway offers ample parking and leads to a single timber garage with power and light. The garden is a haven for both relaxation and entertaining, with a patio and two decked areas perfect for summer gatherings. The remainder is laid to lawn, providing open space to enjoy the outdoors in privacy.

Mulberry House

5 Crown Street, Castle Hedingham, Halstead, Essex

Sat-Nav Ref: **CO9 3DB**

Halstead	4.5 miles
Braintree	10 miles
Sudbury	7.5 miles
Colchester	19 miles
Chelmsford	22.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Situation

Castle Hedingham is a highly sought-after village in North Essex, known for its rich history, charming character, and strong sense of community. At its heart lies the magnificent Hedingham Castle, a historic Norman keep that adds unique appeal and a sense of heritage to the area. The village is surrounded by beautiful countryside, offering scenic walks and a peaceful rural atmosphere, yet remains conveniently located for access to nearby towns such as Halstead, Sudbury and Braintree.

Residents enjoy a range of amenities including a popular pub, tea rooms, a village shop, and a primary school, while the well-regarded Hedingham School and Sixth Form is just a short distance away. With a mix of period cottages, elegant homes and individual properties, Castle Hedingham is ideal for those seeking a tranquil yet well-connected place to live, full of charm, character and community spirit.

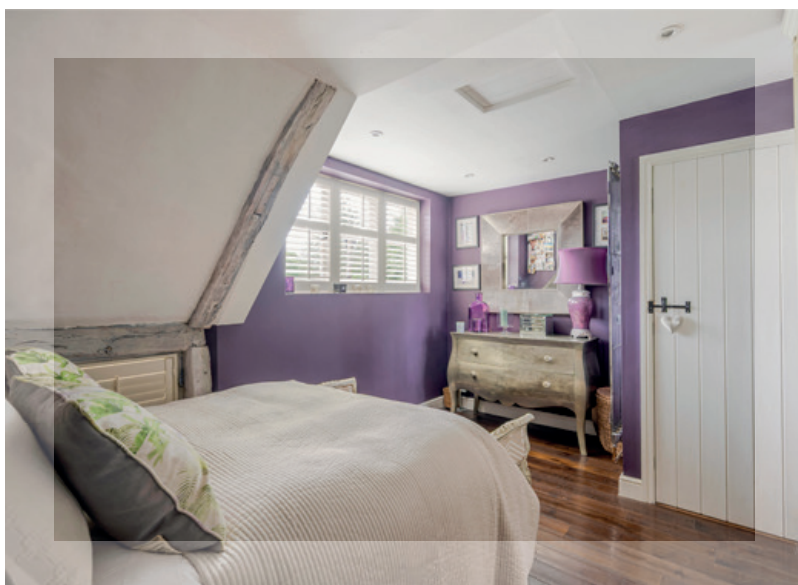




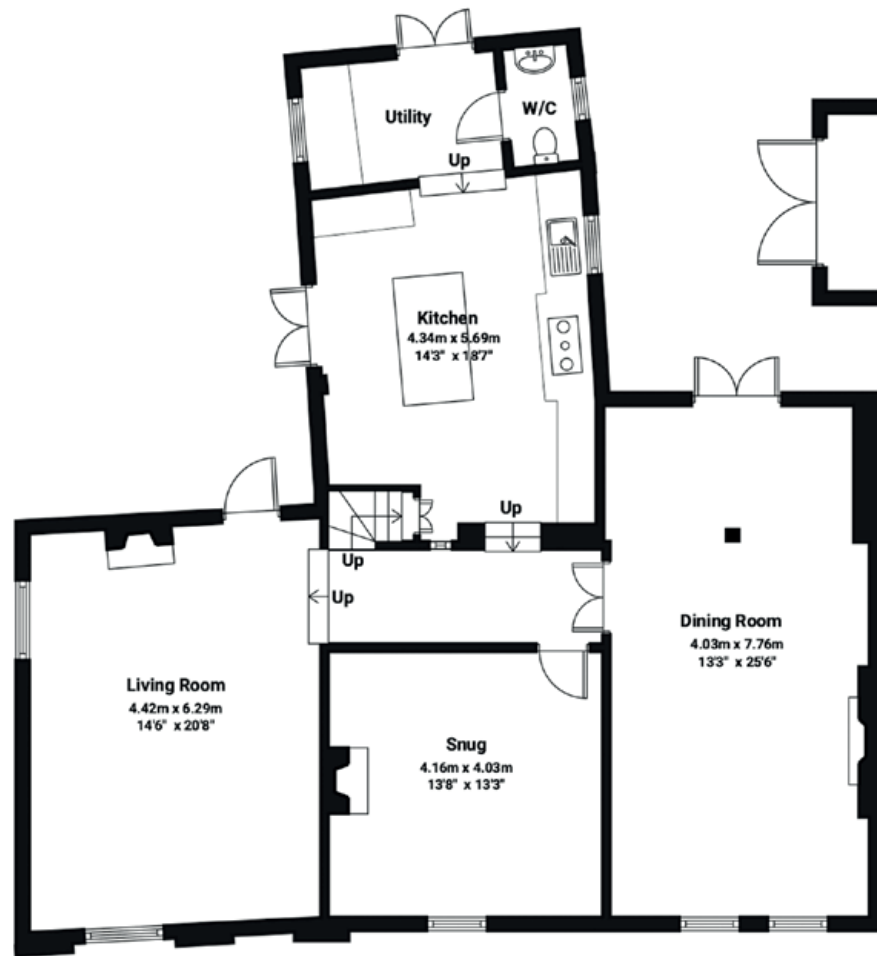




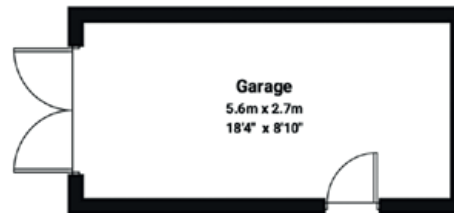








Ground Floor



First Floor

Mulberry House, Castle Hedingham, Halstead

Total Approximate Floor Area: 2330.5 SqFt (216.51 SqMt)

House: 2167.7 SqFt (201.39 SqMt) | Garage: 162.8 SqFt (15.12 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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