



PANNELLS ASH BARN

Castle Hedingham | Essex



Chapman Stickels





Chapman Stickels

A STUNNING BARN CONVERSION OFFERING SOME 3,900 SQ.FT OF VERSATILE ACCOMMODATION TOGETHER WITH 1.5 ACRES OF GARDENS AND MEADOWS

- Kitchen / breakfast room • Laundry room • Shower room •
- Vast open plan reception areas • Two first floor double bedrooms • Bathroom •
- Three further double bedrooms with ensuites • Additional kitchen •
- Cart lodge garage and store • Gardens • In all, 1.54 acres •

Halstead - 4 miles / Braintree - 8 miles / Sudbury - 5.5 miles





The Property

Occupying a rural 'stand-alone' position on the eastern fringe of Castle Hedingham, Pannells Ash Barn dates from around 1640, and this substantial conversion was once an ancillary agricultural outbuilding to the neighbouring Pannells Ash Farmhouse.

The Grade II listed barn and adjoining single storey wing was developed and completed to an exceptional standard in June 2013.

The core of the main central section of the barn is predominantly full height. The vast open planned reception area is divided by solid oak stairs leading up to the mezzanine floor. The original large barn doors have been replaced by a full height glazed unit with french doors giving a wonderful southerly aspect over the inner courtyard, the main grounds and countryside beyond.

There is a central dining area which leads to the kitchen breakfast room, stylishly fitted with caesarstone work surfaces, twin inset sink, range gas hob and oven and plumbed in large american-style fridge/freezer.

To the opposite side of the dining room is an inner hall, which leads to the utility room and shower room which both serve the main barn.

Upstairs, the galleried landing allows far reaching views across the flower meadow and farmland beyond. At either end, the gallery leads to two particularly spacious double bedrooms each with seating/dressing areas and a large walk-through wardrobe space. Both bedrooms share a contemporary bathroom fitted with a generous bath and walk-in shower.

The extensive single storey wing comprising of 3 large guest bedrooms, all en-suite and completed with a modern and contemporary flair are presently run as a highly rated B&B business. This section of the property is ideal for an ancillary annex, as it already has a separate fitted kitchen with Iroko wood work surfaces and an induction hob and oven. An adjacent plant room offers further storage and utilitarian facilities.

Outside, the barn is set well back in its secluded gardens and grounds, providing extensive shingle parking areas, which are chiefly to the west and north of the single storey barn. The shingle area extends to the southern side, forming an enclosed yard with access to a detached double cart lodge garage and adjacent store.

The majority of the gardens with various fruit trees are to the east and south, where areas of lawn lead onto wildflower meadows which adjoin arable farmland on the entire western and southern boundaries. A natural pond fronts the village road.

Services

Mains water and electricity are connected. Water filtered via a purification system. Underfloor heating and hot water via an air source heat pump. Two wood burners. 15 solar panels set on the roof of the cart lodge garage. Bottled calor gas. Private drainage via Klargester system. Rainwater harvesting.

Location

Located some 1.1 miles east of the village, Castle Hedingham, offers a wealth of fine period properties. Local amenities include a village shop, post office, church, medical centre, tea-room, restaurant, 2 pubs, tennis courts, a cricket field and playing fields. The nearby market towns of Halstead 4 miles, Sudbury 7 miles and Braintree 8 miles provide for more extensive needs including a mainline station to London Liverpool Street from the latter.

Local Authority and Council Tax
Braintree District Council
Band F (2025)





Pannells Ash Barn, Sudbury Road, Castle Hedingham, Halstead, CO9 3AD

Approximate Floor Area

Main House - 3904 sq. ft / 362.73 sq. m

Outbuilding - 447 sq. ft / 41.52 sq. m

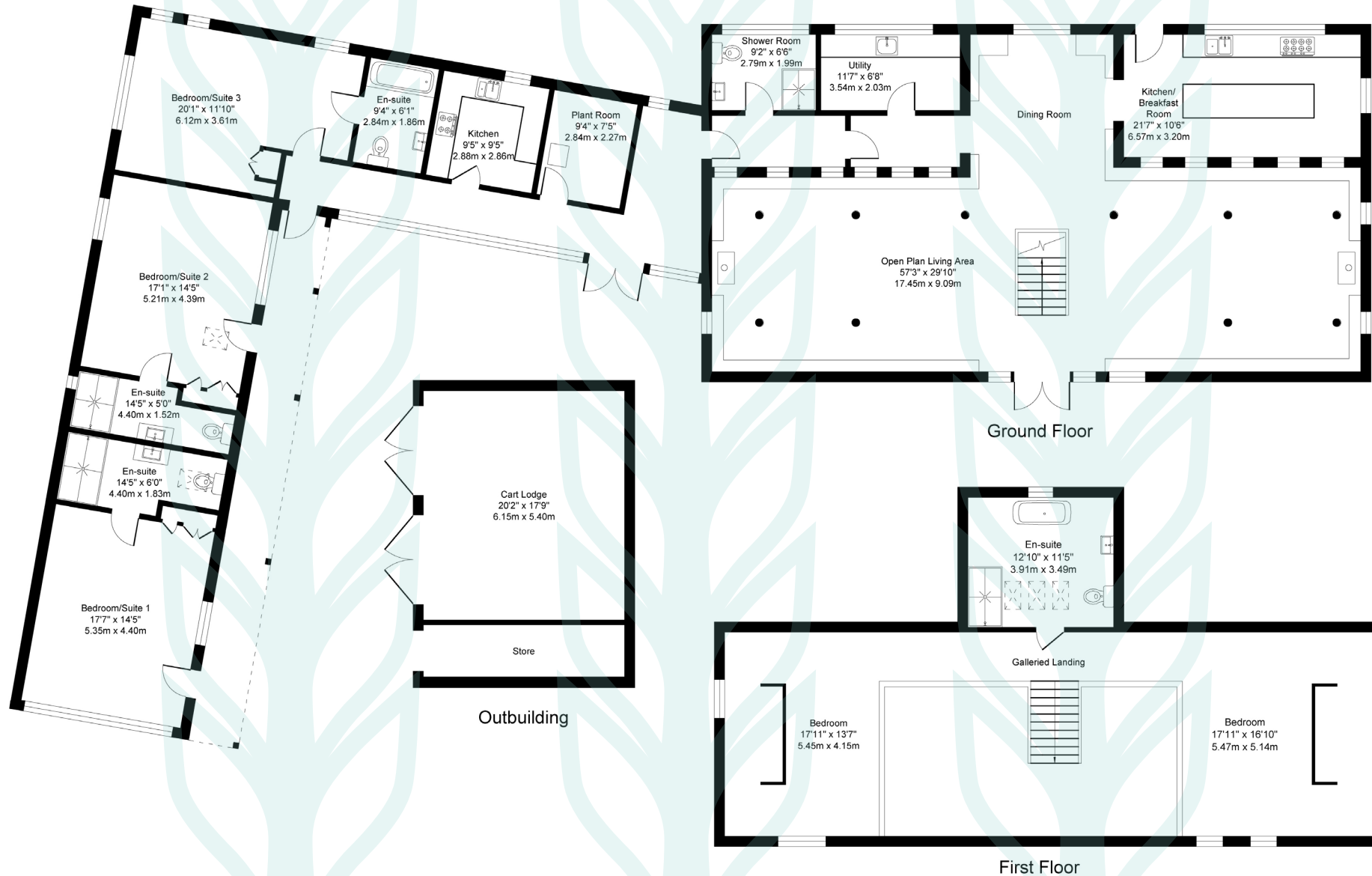


Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



rightmove

onTheMarket.com

PrimeLocation.com

Zoopla



Scan the QR code to visit
our website



IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.