



Gantway House, 77-79 High Street, Braintree, Essex, CM7 1JS



**GAME ESTATES**  
PROPERTY SALES & LETTINGS







**GANTWAY HOUSE, 77-79 HIGH STREET, BRAINTREE, ESSEX, CM7 1JS**

**ASKING PRICE £700,000 TENURE : FREEHOLD**

\* **Nine Bedrooms**

\* **Five Kitchens**

\* **Six Bathrooms**

\* **Investment opportunity**

\* **One of the oldest buildings in Braintree**

\* **Town Centre Location**

**Gantway House - A Historic Property with Huge Potential**

An Investors dream

Are you looking for a unique opportunity to own a piece of history and a profitable business in the heart of Braintree? Look no further than Gantway House, a Grade II listed building dating back to 1395, with a shop frontage on the High Street.

Gantway House is one of the oldest and most distinctive buildings in Braintree. and occupies an imposing frontage over three floors, with clear historical charm. Owned by the same family for over 70yrs.

Gantway House had been run as a successful hotel for many years, offering comfortable and affordable accommodation to visitors and locals alike. Whether you want to revert back to the hotel business, or convert the property into self-contained flats, and explore other possibilities. The shop premises, currently leased to a successful Hair Salon, which provides an additional source of income.

All upper floors are entered via the side entrance through the double doors on the Gant (Corridor)

Potential to convert to 3 self-contained apartments and a further 4 bedrooms, with shared bathroom and kitchen, its current configuration.

Gantway House is ideally located in Braintree town centre, with easy access to shops, bars, restaurants, parks, and leisure facilities. The train station is only 0.1miles away, offering regular services to London, Colchester, and Cambridge. The property is also close to major attractions such as Braintree Museum, Freeport Shopping Village, and Cressing Temple Barns.

**Ground Floor Shop** 8.90m x 5.50m (29' 2" x 18' 1")

Crop is a successful established Hair salon. The shop is decorated to a high standard. Rental income on application.

**Top floor self-contained apartment Lounge** 16' 10" x 14' (5.13m x 4.27m)

Spacious lounge area with arched ceilings. This dual aspect lounge is flooded with natural light. Cast iron fireplace. Views over the town centre.

**Top floor self-contained apartment Bedroom** 11' 9" x 8' 7" (3.58m x 2.62m)

Double bedroom Front aspect window, with view over the town centre, door leading to the bathroom. Arched ceiling.

**Top floor self-contained apartment.Kitchen** 12' 7" x 11' (3.84m x 3.35m)

Double drainer stainless steel sink, with chrome mixer taps. Wall mounted water heater. Electric cooker. Space for dining table. Window to front aspect

**Top floor self-contained apartment. Bathroom** 6' x 6' 2" (1.83m x 1.88m)

Skylight to rear aspect. Electric shower, with shower tray and shower curtain. Wall mounted water heater. Sink, toilet.

**Self-contained apartment first floor Lounge/Bedroom** 15' 2" x 13' 9" (4.62m x 4.19m)

This stunning high ceiling room with its architectural arch styled window to the front aspect overlooking the town centre.

**Self-contained apartment first floor Kitchen** 9' 6" x 8' (2.90m x 2.44m)

Modern kitchen decorated to a good standard. With white high gloss kitchen cabinets and black marble effect work surfaces. Two ring electric hob. Stainless steel sink with right hand drainer. Extractor fan, laminate flooring and natural light from skylight.

**Self-contained apartment first floor Bathroom** 8' 7" x 4' 9" (2.62m x 1.45m)

Fully refurbished to good standard, with wall and ceiling gloss tiles. Towel rail. Walk in electric shower. Close couple toilet. Wash basin in vanity unit. Illuminated mirror. Laminate flooring, window to rear aspect

**Bedroom one above alleyway** 17' 3" x 8' 8" (5.26m x 2.64m)

Dual aspect double bedroom. Hand basin in the corner.

**Bedroom two** 14' 11" x 9' 3" (4.55m x 2.82m)

This stunning high ceiling room with its architectural arch styled window to the front aspect overlooking the town centre, with En-suite.

**Ensuite bedroom two** 7' 6" x 3' 7" (2.29m x 1.09m)

Walk in electric shower, toilet and sink

**Bedroom three** 9' x 10' (2.74m x 3.05m)

Double bedroom with side aspect window. Wash basin in corner

**Bedroom four** 12' 6" x 5' 4" (3.81m x 1.63m)

Single Bedroom, Feature Beams, Side aspect window. Wash basin in corner, with wall mounted water heater.

**Bedroom Five** 14' 5" x 6' 3" (4.39m x 1.91m)

Double Bedroom, skylight and side aspect window. Hand Basin in corner, with wall mounted water heater. Feature Beams

**Bedroom Six** 16' 7" x 7' 2" (5.05m x 2.18m)

Double Bedroom with double height ceiling. Wash Basin in Corner

**Kitchen two First Floor** 11' 9" x 10' 8" (3.58m x 3.25m)

Large fresh-looking kitchen, with pink brick effect splash back tiles. High Gloss kitchen units with marble work surfaces. Electric Cooker, Fridge, washing machine. Microwave. L/h Drainer Stainless steel sink with chrome mixer taps. Side aspect window.

**Kitchen Three First Floor** 17' 7" x 7' 5" (5.36m x 2.26m)

Recently modernised with pink brick effect splash back tiles. High Gloss kitchen units with marble work surfaces. Electric Cooker, Fridge, washing machine. Microwave. R/h Drainer Stainless steel sink with chrome mixer taps. Side aspect window.

**Bathroom Three First Floor** 8' 1" x 5' 4" (2.46m x 1.63m)

Fully tiled around the original Beams, Walk in shower, Close coupled Toilet Electric Towel Rail. Sink on vanity unit. Window to side aspect.

**Ground Floor Bedroom** 14' 2" x 9' 9" (4.32m x 2.97m)

Ground Floor Double Bedroom, with window to side aspect. Door to basement. Exposed beams. Spot lights

**Ground Floor Dressing room/Lobby** 9' 3" x 3' 4" (2.82m x 1.02m)

Low energy lighting

**Ground floor Lounge** 16' 5" x 16' 11" (5.00m x 5.16m)

This stunning period room, with large oak Beams, is like walking back into history. It's overwhelming to think how many people have lived here over the last 600years. Dual aspect. Hidden doors to Bedroom and stair case behind Bookcase style doors, makes this room a real hidden treasure. Log burner.

**Ground floor Kitchen** 16' 5" x 6' (5.00m x 1.83m)

A range of solid pine kitchen units. Tiled floor to ceiling. Electric hob and oven, Extractor. Left-handed stainless-steel sink with chrome mixer taps. Space for washing machine. Door to rear courtyard.

**Ground Floor Bathroom one** 7' 1" x 5' 6" (2.16m x 1.68m)

Fully tiled modern bathroom, electric towel rail, walk in show with electric shower, sink with chrome mixer taps on vanity unit. Toilet

**Ground Floor Bathroom Two** 11' x 3' 6" (3.35m x 1.07m)

Toilet in usable condition, shower requires re-commissioning.

**Basement** 5.40m x 1.80m (17' 9" x 5' 11")

Assessed from the Ground floor bedroom. Lights. Natural light from pavement level glass panels. Dry.