

oakheart

£825,000

Guide Price

Braintree Road, Panfield





#### Little Priory Farm Barn, Panfield, Essex

A stunning Grade II listed barn conversion offering timeless charm, modern comfort, and uninterrupted countryside views.

Welcome to Little Priory Farm Barn, a beautifully restored and character-filled barn conversion set on the peaceful edge of the historic village of Panfield. With over 2,648 sq ft of flexible living space, this striking Grade II listed timber-framed barn offers the perfect blend of period features and contemporary living.

Behind its classic black weather-boarded exterior and tiled roof lies a home rich in history and style. Inside, vaulted ceilings, exposed beams, original brickwork, and charming fireplaces combine to create a truly special atmosphere. The heart of the home is a spacious central lounge and dining area, ideal for entertaining and everyday living.

Offering up to four well-proportioned bedrooms, the layout has been thoughtfully designed to accommodate modern family life. The principal suite boasts its own dressing area and en suite bathroom, providing a private retreat. Additional living spaces include a cosy sitting room with wonderful views over the garden and surrounding countryside, and a traditional farmhouse-style kitchen featuring wooden cabinetry and a characterful quarry-tiled floor.

#### Outside

The property enjoys a generous rear and side garden, along with a private terrace—perfect for al fresco dining and taking in the stunning rural setting. A lawned area provides space for families to relax or play, while off-road parking at the front offers added convenience.

#### Location

Nestled in a semi-rural position just 3.5 miles from Braintree, Little Priory Farm Barn enjoys the best of both worlds—peaceful village living with excellent access to local amenities and transport links.







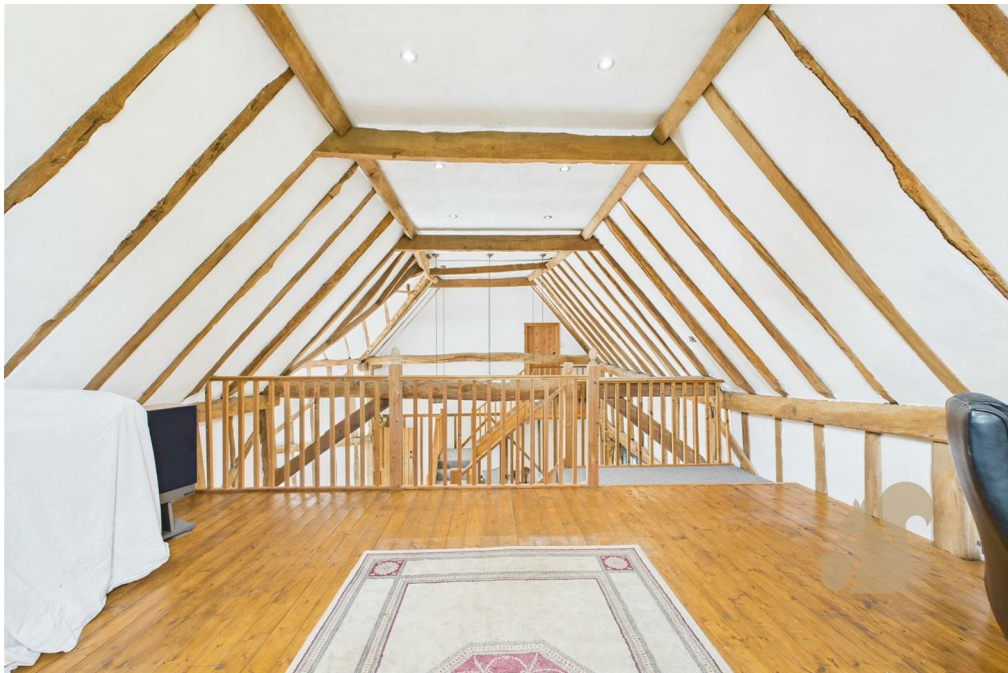


























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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

241.9 m<sup>2</sup>

2603 ft<sup>2</sup>

Reduced headroom

12.4 m<sup>2</sup>

134 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Local Authority:

Tenure:  
Freehold

Council Tax Band:



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



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