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2 BARR HALL COTTAGES, MORRIS GREEN, SIBLE HEDINGHAM, HALSTEAD, ESSEX, CO9 3LR

A charming former estate cottage having been fully restored to an exceptional standard in a superb rural location with wonderful countryside views. Impressive kitchen/breakfast room and dining room. Large garden, storage building and ample parking. Available May 2025.

£1,300 pcm

## 2 Barr Hall Cottages, Morris Green, Sible Hedingham, Halstead, Essex, CO9 3LR

2 Barr Hall Cottages is a charming former farm workers cottage which has been beautifully refurbished to an exacting standard, and now offers delightful and versatile accommodation arranged over two floors.

A glazed and panelled door accesses the impressive sitting room which is situated to front elevation of the property which has wonderful views over rolling open countryside. There is an attractive red brick feature fireplace which provides a focal point, attractive quarry tiled floor and a ledge and brace door to the stair case, and a further door leading to the dining area, which also has the same quarry tile flooring, and a door to a useful understairs storage cupboard.

A square arch opens to the spacious kitchen/breakfast room which is housed in a new extension to the rear, and this is extensively fitted with a range of floor and wall mounted shaker style units with a one and a half bowl sink, a Beko oven, grill and hob with an extractor hood above and appealing oak effect work surfaces and upstands. There is plumbing for a washing machine and space for a dishwasher, and a panel and glazed door leading to the side. There is a well-appointed cloakroom which has a quarry tiled floor and a wall mounted basin and a matching WC which is accessed from the kitchen/breakfast room.

The stairs rise to an attractive galleried landing which has the original pine handrails and has a window to the west elevation over looking the gardens and open fields. There is a useful linen cupboard which houses the hot water cylinder providing storage.

The principal bedroom is situated to the front elevation of the property and has a part vaulted ceiling, an attractive cast iron fireplace with a pine surround and beautiful views over rolling countryside. The second bedroom is situated to the rear elevation overlooking the rear garden with paddocks beyond. These bedrooms are served by a beautifully appointed bath/shower room which has a tiled shower enclosure, bath with shower above, pedestal wash hand basin and matching WC.

### Outside

The property is approached via a gravel drive with five bar gates leading to an extensive area of parking and turning. To the front of the property there is attractive post and rail fencing with picket panels beneath, and a large area of lawn immediately behind with a path accessing the front door. This path also connects with the side door at the rear of the kitchen with a raised sleeper edge and a gravel path to the rear. The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine. There are beautiful views to be had from the outside and there is a useful and practical purpose built storage shed behind which is the oil tank.

The well presented accommodation comprises:

Fully restored former estate cottage	Far reaching views
Superb rural location	Family bath/shower room
Impressive kitchen/breakfast room	Large garden with views
Two reception rooms	Ample parking
Two bedrooms	Underfloor heating to ground floor

### Agents notes:

The property benefits from under floor heating to the ground floor. Water is from a shared private borehole.

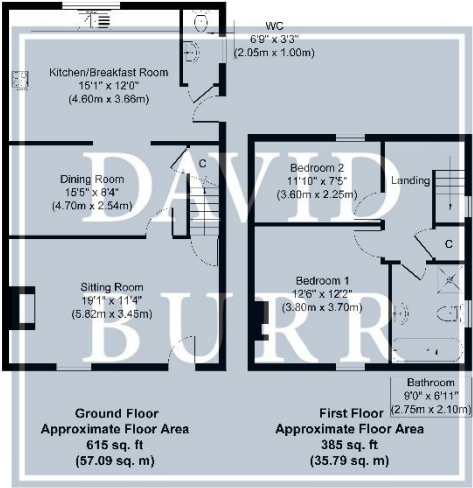
### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurement is of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. The measurements should not be relied upon for valuation, insurance, or other financial purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing strictly by appointment with David Burr.

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Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

### Additional information

- Services: Mains electricity, private drainage and water is from a shared private borehole.
- Oil fired heating to radiators and underfloor system.
- EPC rating: C Council tax band: B
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: EE, Three, O2 and Vodafone - Outdoor (Ofcom).
- None of the services have been tested by the agent.
- Local authority: Braintree District Council (01376) 552 525.

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