



BROOM HILL HOUSE

Colchester Road, Halstead, CO9 2EA

Guide price £525,000

**DAVID
BURR**



Broom Hill House, Colchester Road, Halstead, CO9 2EA

Broom Hill House is an attractive and pleasantly situated listed town house overlooking the parish church of St. Andrews within easy reach of the towns wide range of amenities. The property has recently been sympathetically refurbished to a very high standard and has attractive period features throughout.

A panelled and glazed door accesses the appealing entrance hall which has a black and white tiled floor, stairs rising to the first floor and panelled pine doors to the principal reception rooms. The sitting room is situated to the front elevation and has two sash windows overlooking the front garden and parish church, exposed floorboards, an attractive cast iron fire surround with inset wood burning stove upon a herringbone brick hearth. This is flanked by useful storage cupboards, and there are also further period details including ceiling roses and picture rails. The dining room is also situated to the front elevation and has twin sash windows overlooking the garden and the church. It is a particularly cosy room, and has an attractive cast iron fire grate with a wooden surround which is flanked by bespoke bookcases and wine storage units, the room is further complemented by exposed oak floorboards.

There is a split-level inner hall which leads to the impressive kitchen/breakfast room which forms the heart of the house. This is extensively fitted with floor and wall mounted units with granite worktops and a central island unit with a breakfast bar. Integral appliances include a Rangemaster cooker with extractor hood above, Bosch dishwasher, inset microwave and coffee machine and fridge freezer. The rear of the property has a tiled lobby providing useful storage space with a stable door opening to the rear garden. Adjacent to this is a well-appointed and cloak/shower room with a large walk-in shower cubicle, rectangular sink set on a vanity unit and a matching WC. To the side of the property is a useful boot/utility room with space and plumbing for a washing machine and dryer and wall mounted units providing useful storage. A panel door with a bullseye glass leads to the side. From the inner hall a useful cellar can be accessed which provides storage and is equipped with power.

An attractive staircase with a turned hand rail leads to the inviting landing, from which the bedrooms are accessed. The principal bedroom has a dual aspect and takes in views to the parish church and town landscape beyond, there is a cast iron fireplace with tiled surround. The second bedroom benefits from a dual aspect and has a bay window, beams to the wall and an attractive tiled fireplace, flanked by an arched recess and useful wardrobes. There are two further bedrooms, one to the front elevation overlooking the church which has a complete range of bespoke fitted wardrobes providing hanging storage and the fourth to the rear, which affords a dual aspect and a complete range of built in wardrobes. Adjacent to this is a useful lobby and a panel door leading to the linen cupboard. These bedrooms are served by a lavishly appointed bathroom which has a free standing bath, his and hers basins and matching WC. Stairs from the landing rise to a charming bedroom in the attic which has twin dormer windows providing wonderful views, exposed floorboards, and beams to the ceiling. A further ledge and board door leads to extensive attic storage space.

Outside

The property is approached via a gravel driveway providing extensive parking which is flanked by an attractive dwarf red brick wall with a wrought iron gate and a path leading to the front gate. To the side of the path is attractive planting providing year-round structure and colour.

The rear garden is accessed via the rear hall and lobby and a stable door leads to an extensive sandstone paved terrace which has a circular feature flanked by raised brick planters, providing colour and interest. Beyond this are steps leading to a raised Astroturf area of garden, positioned to take advantage of the afternoon and evening sun.

Agents notes:

Listed building ID: 1122462

The property is equipped with an electric car charging point, listed consent was granted for this.

The property benefits from a right of way over a neighbouring property to its rear garden.

The immaculately presented accommodation comprises:

Entrance hall	Principal bedroom
Sitting room	Four further bedrooms
Dining room	Attic storage
Kitchen/breakfast room	Attractive terraced garden
Boot/utility room	Extensive parking
Cloak/shower room	Electric car charging

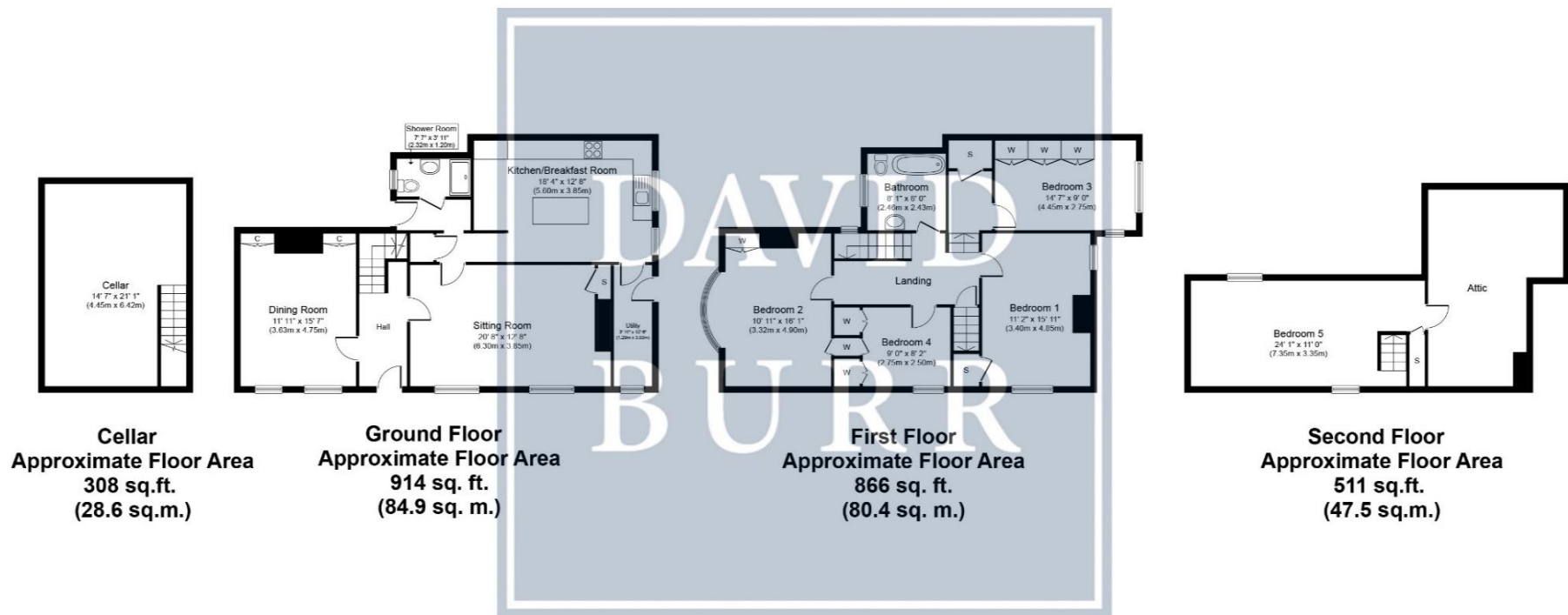
Location:

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access:

Sudbury 7 miles	Chelmsford 19 miles M25 J27 approx. 50 min
Bury St Edmunds 25 miles	Stansted approx. 30 mins
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding 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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Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: F Council Tax band: E

Tenure: Freehold List Entry Number: 1122462

Broadband coverage: up to 80 Mbps (Ofcom)

Mobile phone coverage: EE, Three, O2, Vodafone (Ofcom)

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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**DAVID
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