



**Planning Opportunity, Little Priory, Braintree Road, Panfield  
Braintree, CM7 5BH**



**welcome to**

**Planning Opportunity, Little Priory, Braintree Road, Panfield, Braintree**

PLANNING APPROVED\* - LITTLE PRIORY - Existing 4 bed barn conversion with exposed beams & vaulted ceilings plus Planning APPROVED for a 2nd stunning barn conversion, 2,626sqft contemporary residence in 3.2 Acres. Complete with existing 1,317sqft 3 bed annexe, stables, menage & paddocks.



### Existing Home

Open plan living / dining room  
Snug / TV room  
Garden room  
Kitchen  
Ground floor cloakroom  
4 bedrooms  
Character features  
0.25 acre plot

### Planning Approved Home

Open plan kitchen / living / dining room  
Formal living room  
Play room  
Study  
Utility room  
4 double bedrooms  
Two dressing rooms

### Amenities

1,317sqft 3 bed annexe  
Existing stables, menage & paddocks  
3.2 acre additional plot

### Agents Notes

Please get in touch for a brochure containing further details, including; Proposed CGI's, Floorplans, Accommodation Schedule and Detailed Drawings.

\*Planning approved for.



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## **Planning Opportunity, Little Priory, Braintree Road, Panfield, Braintree**

- Beautiful existing 4 bedroom barn conversion in 0.25 acres
- Existing home has fantastic rustic features such as exposed beams and vaulted ceilings
- Planning approved for a second barn conversion home of 2,626sqft\*
- Existing equestrian facilities inc. stables, menage and paddocks
- Existing 3 bedroom 1,317sqft annexe

Tenure: Freehold EPC Rating: Exempt

guide price

**£1,650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109393 - 0008

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