



Little Priory Farm Braintree Road, Panfield Braintree CM7 5BH

welcome to

Little Priory Farm Braintree Road, Panfield Braintree

Located in the heart of Panfield, this barn conversion combines the tranquillity of rural living with the convenience of being close to local amenities. Don't miss the opportunity to make this exceptional property your new home. Enjoy the blend of rustic charm ensuring comfortable and stylish living



Entrance Hall

10' 5" x 6' 11" (3.17m x 2.11m)

You're immediately welcomed into a spacious entrance hall that seamlessly flows into a large open-plan living area and a conveniently located family bathroom and lounge.

Lounge

19' 4" x 12' 5" (5.89m x 3.78m)

Step into a lounge, with plenty of natural light streaming in through the window. The hard flooring adds a touch of style and makes it easy to clean up after movie nights or game days. perfectly designed with access to two inviting bedrooms.

Bedroom 2

9' 6" x 14' 1" (2.90m x 4.29m)

Featuring built-in wardrobes that offer ample storage and enhance the room's functionality and window to front.

Bedroom 3

9' 6" x 14' 1" (2.90m x 4.29m)

Featuring built-in wardrobes for ample storage and a bright window that fills the room with natural light, creating a welcoming and airy atmosphere.

Open Plan Living / Dining Room

30' 1" x 20' 3" (9.17m x 6.17m)

Experience the grandeur of an open-plan living and dining room, featuring stunning vaulted ceilings adorned with exposed beams. The space is bathed in natural light, thanks to a large window that perfectly frames the beautiful surroundings. This inviting area seamlessly combines elegance and comfort, making it ideal for both everyday living and entertaining.

TV Room / Snug

15' 2" x 11' 7" (4.62m x 3.53m)

Welcome to the cosy TV Room/Snug, featuring charming exposed beams that add character and warmth to the space. This inviting room is perfect for relaxing and unwinding, creating a comfortable atmosphere for family and friends to enjoy.

Kitchen

10' 2" x 14' 9" (3.10m x 4.50m)

Step into this charming galley-style traditional kitchen, where classic design meets functionality. Featuring ample countertop space, elegant cabinetry, and efficient layout, this kitchen is perfect for cooking and entertaining.

Garden Room

17' 8" x 18' 10" (5.38m x 5.74m)

Experience the ultimate in relaxation in this elegant lounge with beam filled vaulted ceilings, featuring breathtaking panoramic windows that flood the space with natural light and provide stunning views of the surrounding landscape. The centrepiece of the room is a charming wood burner, perfect for cosy evenings, adding a touch of rustic warmth and inviting ambiance to this sophisticated setting.

W/C / Utility

5' 3" x 6' 7" (1.60m x 2.01m)

Conveniently located W/C off the Garden Room, featuring modern fixtures and a clean, efficient design.

Stairs To:

Mezzanine Study/Bedroom 4

18' 1" x 12' 6" (5.51m x 3.81m)

Bedroom 1

17' 10" x 12' 2" (5.44m x 3.71m)

Separate staircase to the spacious master bedroom, featuring convenient eaves storage and a charming low-level window that fills the room with natural light. Enjoy the luxury of a walk-in wardrobe leading to an en-suite with large shower cubicle, providing both comfort and practicality in this elegant retreat.

Garden

Enjoy the charm of this lovely wrap-around garden, offering a peaceful outdoor space that wraps around the property. Perfect for relaxation, play, and gardening, this delightful garden provides ample room to enjoy the outdoors in a serene setting.



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welcome to

Little Priory Farm Braintree Road, Panfield Braintree

- Beautiful Barn Conversion
- Breathtaking Countryside Views
- Immaculate Throughout
- Spacious Living Areas
- Character Features

Tenure: Freehold EPC Rating: F

£1,000,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR109389 - 0008

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