

oakheart



£600,000

Price Guide

Hedingham Road, Halstead

£600,000 - £650,000 Steeped in history and dating back to approximately 1650-1680, this remarkable detached four-bedroom character home offers a rare opportunity to own a property that has played an important role in Halstead's rich past. Situated within the town's sought-after Conservation Area and just a short walk from the High Street, this impressive family home blends centuries of heritage with thoughtfully updated living spaces and beautifully landscaped gardens.

Believed to have originally been constructed in the mid-17th century, the property has served many purposes throughout its fascinating history. Formerly known as The Rising Sun Beerhouse, it once operated a daily

horse-drawn service throughout the local area during the 19th century, before later becoming a thriving bakery with an adjoining shop from the 1920s until the late 1950s. During the Second World War, the property also provided accommodation for East London evacuees, adding another chapter to its unique story. Despite its age and abundance of original character, the home is not Listed, allowing owners the freedom to enjoy and improve the property whilst benefitting from its Conservation Area setting.

Internally, the accommodation extends over four levels, including a useful cellar, and has been sympathetically maintained to retain its period charm whilst offering practical family living. The welcoming living room centres

around a striking inglenook fireplace complete with a recently re-installed wood-burning stove, professionally fitted with a new liner, chimney repairs and fully certified. A separate dining room provides an ideal entertaining space, whilst the study offers excellent flexibility for those working from home, also benefitting from its own log burner.

To the rear of the property, the modern fitted kitchen is complemented by a generous utility room and a ground floor shower room, creating a layout perfectly suited to modern family life.

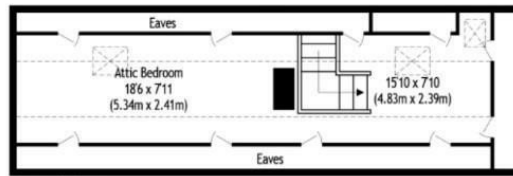








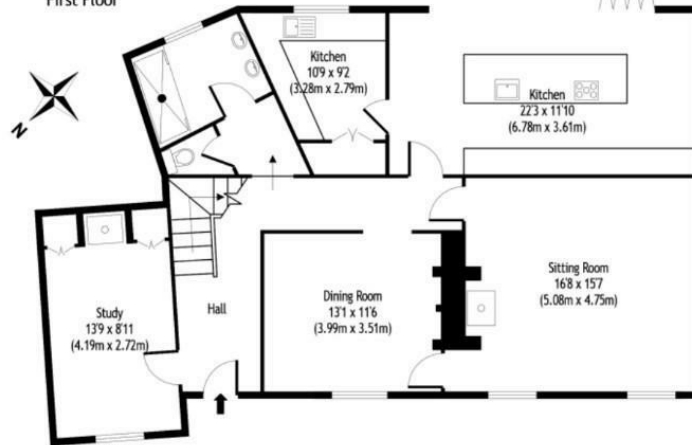
Approx. Gross Internal Floor Area - 2307 Sq ft / 215 Sq M



Second Floor



First Floor



Ground Floor

For identification purposes only. Not to scale.

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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