



Keith  
Ashton

*Signature Homes*

Exclusively for the Promotion of Premium Properties



## HORSEMAN SIDE

Brentwood, CM14 5SS

We are delighted to bring to market this GDII listed, beautifully presented, character barn conversion with 2898 sq.ft of accommodation which includes, four bedrooms, three, spacious reception rooms, and four bathrooms including three en-suites. 'Courtyard Barn' is set in a semi-rural position in Horseman Side, Brentwood, surrounded by open fields with a plot size measuring just under half an acre. A private gated driveway / courtyard wraps around the property offering excellent parking options. Benefitting from coming to the market with NO ONWARD CHAIN, we would recommend interested parties view at their earliest convenience. Viewers should note that there is potential to purchase additional land adjacent to this property, which comes with PLANNING PERMISSION GRANTED for three x single storey dwellings with parking, available via separate negotiation.

■ CHARACTER, GDII LISTED BARN CONVERSION ■ 3 RECEPTIONS

■ 4 BATHROOMS (INC 3 EN-SUITES)

■ STYLISH KITCHEN/BREAKFAST ROOM

■ 4 TO 6 BEDROOMS

■ SURROUNDED BY OPEN FIELDS

Offers In Excess Of £1,000,000

■ 0.4 ACRES (STLS)

■ ADDITIONAL LAND WITH PLANNING  
AVAILABLE VIA SEPARATE NEGOTIATION



GDII listed, Courtyard Barn is a property full of charm and character with solid wooden floors, vaulted beamed ceiling and walls and a beautiful redbrick fireplace with heavy wooden mantle over and log burning stove located in a large living room. Entering the property, you find yourself in a fabulous, double height entrance hall which is open plan to the living room, both with high beamed ceiling and exposed beam walls. There is a wooden staircase with galleried landing which rises to the 'snug' a space which is being utilised by the current Vendors as a gym area but has potential to be used as a further bedroom. There is access from the snug to the first-floor level. Via double doors in the living room, you enter a spacious reception room which leads through, via a further set of double doors, into a separate dining room. The kitchen / breakfast room features stylish 'Shaker' style wall and base units with granite work surfaces over, modern appliances, a Range Master cooker with extractor above, Butler sink and a central island unit. From the kitchen you have access into a spacious utility room, fitted with units to match those of the kitchen, with space for additional appliances and with an inset Butler sink. There is an inner hallway which has a second flight of stairs giving additional access to the first-floor level. The hallway has entry into the utility room, a spacious store cupboard and into a reception room, which could potentially be used as a ground floor bedroom. There is a shower room adjacent to this room which is fitted with a modern white suite and large walk-in shower with glass screen. The positioning of these two rooms could provide annexe potential for an older child / relative if required.

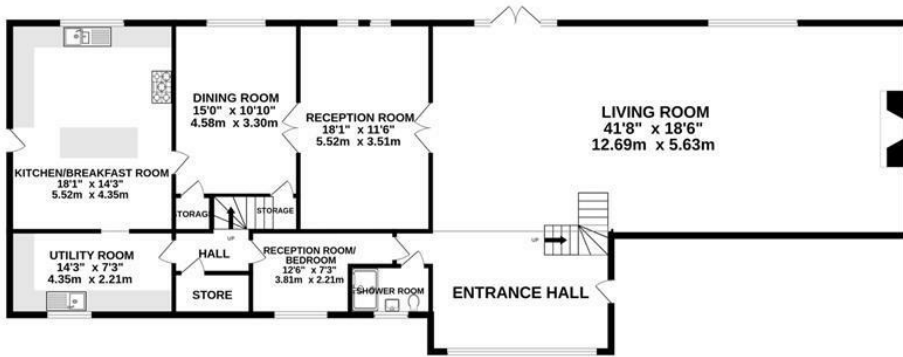
Rising to the first floor you have three spacious bedrooms, two have fitted wardrobes and access to their own en-suites. The character features extend to this level, with each room having beamed walls and ceilings and exposed wooden floorboards. The 'snug' is also accessible from the first-floor level. There is set of stairs which rise from the first-floor landing giving access to a large loft room with en-suite shower room. This room would lend itself to several uses, i.e. an additional bedroom, playroom / den or just plenty of storage.

As previously mentioned, Courtyard Barn, sits on a mature plot measuring just under half an acre (0.4 acres slts) which is mainly laid to lawn. There is a private courtyard and excellent parking on a large driveway which is set well back from the road, behind a post and rail fence with five-bar gate. Viewers should note that there is the opportunity to purchase additional land (via separate negotiation); this land has had planning permission granted for 3 x three-bedroom, single storey dwellings with parking.

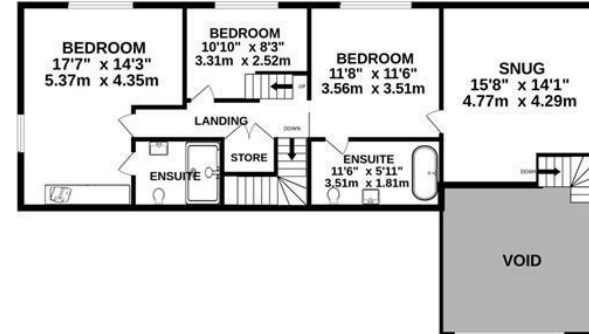




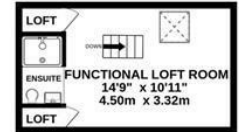
GROUND FLOOR  
1842 sq.ft. (171.1 sq.m.) approx.



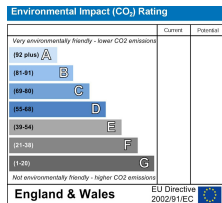
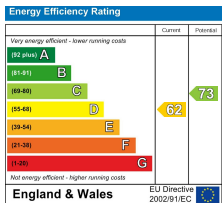
1ST FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 2898 sq.ft. (269.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: G  
Post Code: CM14 5SS

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

Brentwood 01277 260858  
Village Office 01277 375757  
Lettings Office 01277 202200

**OPENING HOURS:**  
Monday to Friday: 8.45AM - 6.30PM  
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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