



PERIOD
HOMES

Thoby Lane, Mountnessing. CM15 0SY

Guide Price £1,395,000

Set within 3.6 acres of mature grounds, this enchanting country home features superb outbuildings to include an Essex barn for renovation, and annexe/workshop. Rich in character and beautifully positioned towards the rear of the plot, Woodlands Farmhouse provides exceptional scope for multi-generational living, hobby use, business purposes, and sympathetic development (subject to planning). Approached via a long private driveway, the property sits elegantly amongst established trees and sweeping lawns, creating a wonderfully secluded and peaceful environment.

The main residence boasts many original features, with exposed beams, traditional joinery, and generous room proportions. An entrance hall with parquet flooring leads to a selection of spacious reception rooms. The living room is bright and inviting, with French doors opening to the patio and gardens beyond – perfect for enjoying the idyllic setting. The dining room features an open fireplace, creating a wonderful ambiance for entertaining and family gatherings. A separate office, kitchen, and utility room provide excellent practical space.

To the first floor are four double bedrooms, including a principal bedroom with dressing area and en-suite bathroom. A further family bathroom serves the additional bedrooms, and a separate study off the second bedroom provides a quiet, tucked-away space with garden views. A standout feature of this property is the extensive range of outbuildings shown on the floorplan, offering remarkable flexibility:

- A large barn suitable for storage, workshop, conversion, or creative use (subject to permissions)
- Two spacious workshops ideal for machinery, or crafts
- An impressive games room
- Additional stores
- A loft room with potential for further development

These buildings provide endless possibilities – equestrian use, classic car storage, home offices, studio space, small business operations, or leisure facilities. The estate spans approximately 3.6 acres, comprising open lawns, mature woodland pockets and open clearings that frame the house beautifully. The grounds offer a sense of tranquillity rarely found so close to Ingatestone & Shenfield. A previously enjoyed tennis court sits within the grounds, now requiring refurbishment but offering an exciting project for those wishing to reinstate this private sports facility.



Thoby Lane

Mountnessing, Brentwood. CM15 0SY

Set within 3.6 acres of mature grounds, this enchanting country home features superb outbuildings to include an Essex barn for renovation, and annexe/workshop.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3.6 acre plot
- Superb outbuildings to include an Essex barn for renovation
- Scope for multi-generational living
- Original period features throughout
- Peaceful yet highly accessible location
- Four double bedrooms









THOBY LANE

Approx. Gross Internal Area 488.6 Sq M (5258.7 Sq Ft)



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Ground Floor

Approx. 128.1 sq. metres (1378.7 sq. feet)



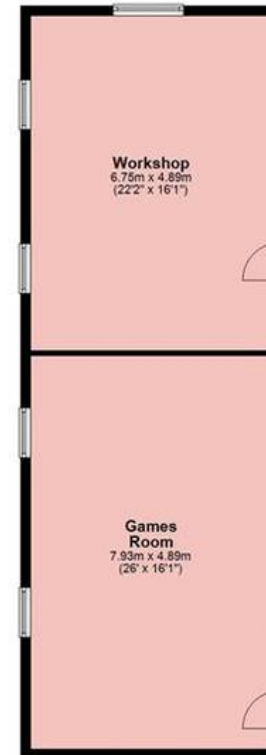
First Floor

Approx. 105.9 sq. metres (1139.6 sq. feet)



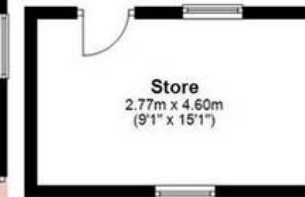
Outbuilding

Approx. 72.3 sq. metres (778.2 sq. feet)



Outbuilding

Approx. 12.8 sq. metres (137.4 sq. feet)



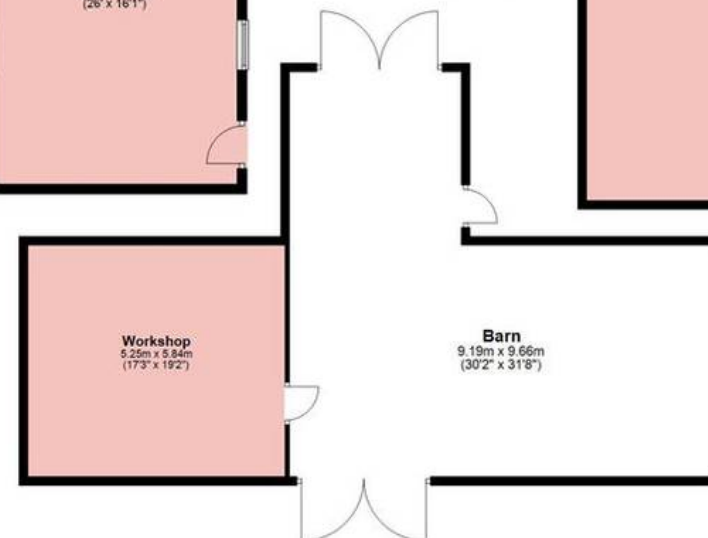
Outbuilding

Approx. 72.3 sq. metres (778.2 sq. feet)



Outbuilding

Approx. 97.2 sq. metres (1046.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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PERIOD
HOMES

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discreet marketing?

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