



**THE OLD INN, 89 HEDINGHAM ROAD**

Halstead, Essex, CO9 2DW

**Guide price £475,000 to £495,000**

**DAVID  
BURR**



## The Old Inn, 89 Hedingham Road, Halstead, Essex, CO9 2DW

A fine attached period property with a wonderful façade providing deceptively well-proportioned, very flexible accommodation extending to approximately 1800sqft., with the lower ground floor offering potential for an annexe or studio. There are delightful south and west facing secluded gardens incorporating generous parking and a large modern garage/workshop. NO ONWARD CHAIN.

This unique and thoroughly intriguing building was once a public house, the original part of the building of which is believed to date back to the 17th Century. It displays many fine period features and offers characterful family accommodation and many contemporary improvements, only a short walk from the town centre.

The secluded gardens are generously proportioned and predominantly orientated to south and west, with a garage compound located within the curtilage situated to the south west side providing excellent parking options and an impressive modern garage/workshop.

An entrance vestibule with sunken mat, attractive glazed door and window, provide the entrance.

The living and dining area form a particularly attractive and spacious room with some fine character features to include vertical sash windows, chimney breast with arched brick lintel and inset wood burning stove. Staircase with turned spindles rising to the first floor and ornate recessed feature. Ledge and board door to large corner storage cupboard. door to rear lobby with glazed stable style door leading to a raised terrace and garden beyond. Square arch through to Inner Hall and kitchen.

Kitchen/breakfast room offers fine roofline views and to the countryside beyond. Extensively fitted with classic shaker style units at floor and eye level, granite and timber contrasting counter tops, butler style sink and mixer tap with spray attachment. Space for cooker range with tiled back splash and canopy extractor hood, integrated dish washer. Space for fridge/freezer and larder style matching cupboard, space for a table. Attractive open stud work and brick steps down to lower ground level.

The lower ground level incorporates a passage way with access to all rooms and door to courtyard.

The sitting/garden room is a fantastic room with French doors opening to the sunken courtyard, part vaulted ceiling and a range of attractive panel fronted pine wardrobes.

A utility/cellar contains the heating boiler, plumbing for washing machine and is an extremely useful and well-proportioned storage space (limited head height). There is also a contemporary shower/cloakroom featuring fully tiled shower cubicle with attractive border, wall mounted wash hand basin with splashback and matching WC. Quarry tiled floor.

The galleried landing is an attractive area with some unusual features to include internal weatherboarding. Panelled door to linen cupboard. Doors off to:

Bedroom one, a light and attractive room with fine roofline and countryside views. Chimney breast and fireplace. Bedroom is equally a light and attractive room with vertical sliding sash windows. Roofline views. Bedroom three is a light and bright room with vertical sliding sash windows.

Family bath/shower room features a corner shower cubicle, free standing slipper style bath, low level WC., hand wash basin, ornate towel/radiator, tiled walls and floor area, large sash window to rear.

### Outside

The property is approached via a five bar gate leading to a block paved parking area and large detached garage/workshop fully equipped with power and light.

The gardens of the property are a fine attribute enjoying a predominately south and west facing aspect and are distinctly segregated into two parts which comprise an attractive sunken walled courtyard accessed from the sitting/garden room which boasts shrubs and trees.

A pathway leads to a expanse of lawn bordered by mature shrub boundaries, this area being very private and with rear access to the garage.

The well presented accommodation comprises:

Three bedrooms	Sitting/garden room or annexe/studio
Spacious living and dining areas	Tiered mature south facing gardens
Large kitchen/breakfast room	Private parking for two/three family size vehicles
Very useful storage cellars	Detached garage/workshop
Ground floor shower room	

### Location

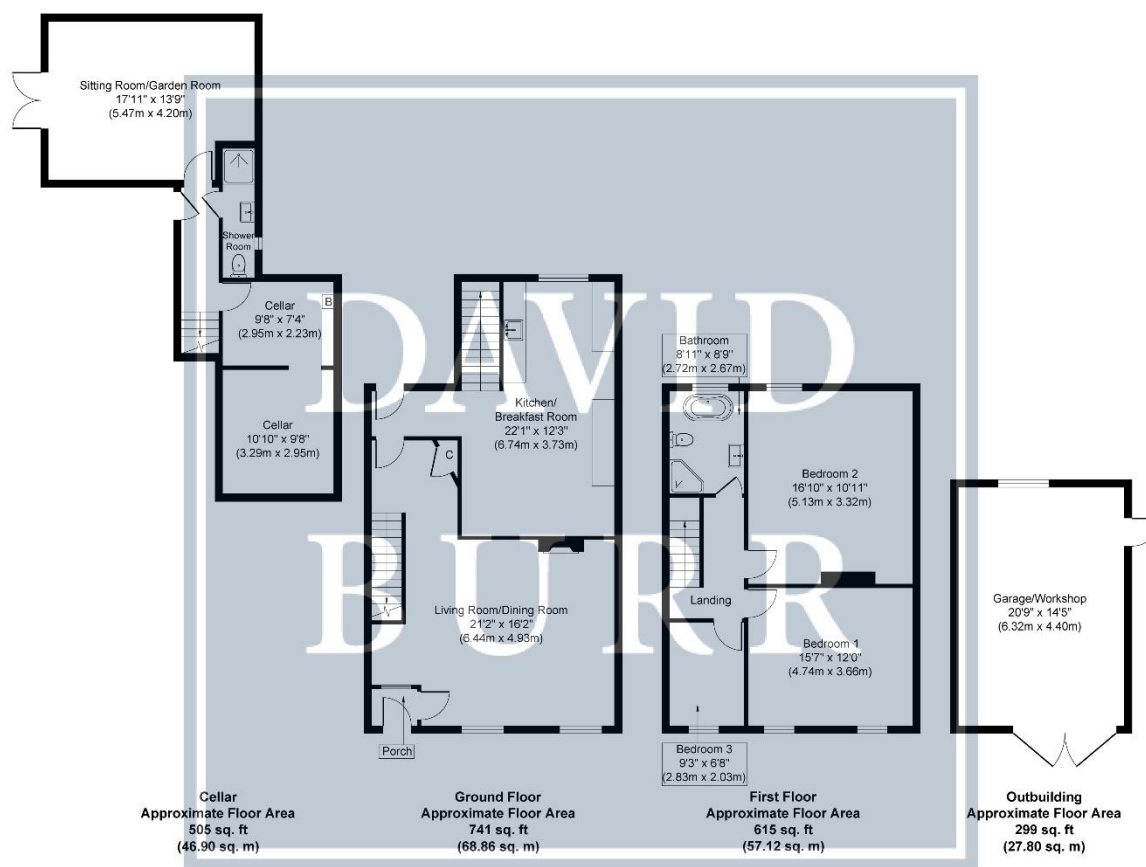
Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

### Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: TBC

Council tax band: C Broadband: Yes

Tenure: Freehold Construction type: Brick and timber

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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