



**OLD BROW, 29 BAYLEY STREET**

Castle Heddingham, Essex, CO9 3DG

Guide price £425,000 to £440,000

**DAVID  
BURR**



## Old Brow, 29 Bayley Street, Castle Hedingham, Halstead, Essex, CO9 3DG

Old Brow is a charming grade II listed attached cottage, of surprisingly spacious proportions and with delightful village roofline views to the south west, taking in the parish church and a vista of Castle Hedingham.

The cottage, which provides approximately 1300sqft. of accommodation, is located opposite the grounds to the Norman castle, and is a short stroll from the village centre. The building is both light and airy, with exposed timbers, brick fire places and features a number of individual reception rooms providing the property with great versatility. The south facing rear garden is a lovely feature of the cottage with its sunny patio area, summer house and very useful work shop shed.

An impressive spacious entrance hall, with exposed timber beams to the ceiling allows access to the sitting room and inner hall, and a stair case rises to the first floor.

The sitting room is dominated by the red brick fireplace and wood burner, a warm and inviting room, there are exposed timbers, and two sets of French doors leading into the conservatory, in turn making an ideal space for the summer with stable style door leading into the garden. Central to the cottage is the utility room and cloakroom, the utility room being the former kitchen. It features matching units as per the kitchen, space for appliances, Butler sink, and door to cloakroom.

To the right-hand side of the property, you have the wonderful contemporary kitchen and separate dining area, with oak flooring, exposed timber studs and fire place with log burner (status unknown), then steps leading into the Kitchen. Pleasingly crafted, with matching wall and base level units, counter work tops, butler sink, dishwasher, oven and hob, and access through a rear door to the conservatory.

The first floor is equally charming. A dressing room or study precedes the larger bedroom which features a dual aspect allowing it to take advantage of the attractive views and has exposed timbers to the wall. The second bedroom having a single aspect and built-in wardrobes.

The family bathroom is particularly impressive and spacious, with a stand alone roll top bath, pedestal wash basin, low level W/C, curved chrome heated towel rail, and shower cubicle with rainfall shower head.

The property benefits from side access from Bayley Street to the delightful rear garden which provides a high degree of privacy. It benefits from a South and Westerly aspect enabling it to take advantage of the afternoon and evening sun. A delightful summer house is situated at the foot of the garden, with French doors and skylight window. A very useful workshop is also extant as is a brick build store.

The well presented accommodation comprises:

Delightful kitchen	Plantation style shutters to many windows
Dining Area	Family bathroom
Utility room	Garden room
Cloakroom	Two bedrooms
Sitting room	Dressing room/study

### Agents Note:

Historic England listing entry; 'House. C17/C18 or earlier with later alterations. Timber framed and parget plastered with some painted brick facing to return. Red plain tiled roof. Red brick chimney stacks to right and left. 2 storeys. 3 window range to first floor. 2 range to ground floor all of 2 light small paned casements with moulded surrounds to first floor and pentice boards to ground floor. Central vertically boarded door in plain surround'.

### Location

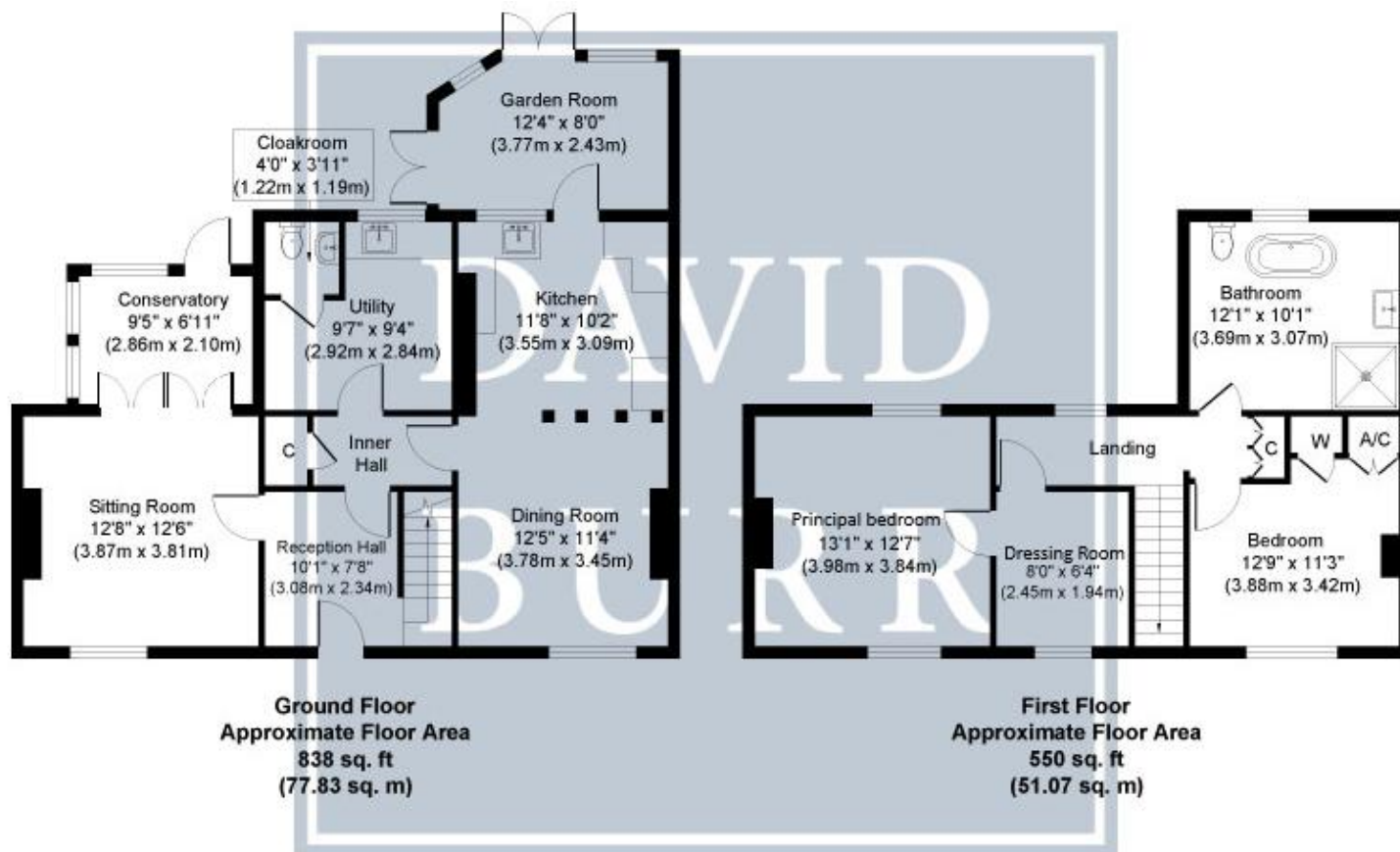
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, two pubs, restaurant, tennis courts, doctor's surgery, a cricket field and playing fields.

### Access

Halstead 5 miles	Braintree 10 miles
Braintree-Liverpool St 60 mins	M25 J27 approx 50 mins
Sudbury 6 miles	Cambridge 30 miles
Stansted Airport approx 30 mins	Colchester 19 miles







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: E List Entry Number: 1276376

Tenure: Freehold Construction type: Timber framed

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

### Contact details

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Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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**DAVID  
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