



50 NUNNERY STREET

Castle Hedingham, Essex, CO9 3DP

Offers in Excess of £400,000

**DAVID
BURR**



50 Nunnery Street, Castle Hedingham, Halstead, Essex, CO9 3DP

Available for sale for the first time in over 50 years, a substantially extended four bedroom attached house, occupying an unusually large plot, or approximately 0.17 of an acre stls, blessed with a multitude of outbuildings including a very impressive work shop. The property does require modernisation but has huge future potential, and is a rare find within the wonderful village of Castle Hedingham. NO ONWARD CHAIN.

Steps up to the entrance door, which opens to a small lobby area, with stairs ascending to the first floor directly ahead, and doors to left and right. The left hand door leads to the sitting room, which features a contemporary style fire place, and windows to both front and rear providing lots of natural light. The dining room opens to the kitchen and also includes a fireplace in a contemporary style, and large window to the front.

The kitchen incorporates counter tops to three sides, sink top, base cupboards providing drawers and cupboards, and two wall cabinets. Fitted appliances include a double electric oven, ceramic hob and canopy style extractor hood. A window overlooks the rear garden, and from the kitchen, via a doorway, there is a rear porch incorporating a storage cupboard and separate WC. A further door provides access to the rear garden, with access to utility room being external only. The utility room features plumbing and houses the oil fired boiler.

To the first floor there are four bedrooms; three double rooms and a single, a bath/shower room, separate WC., and storage cupboards.

Exterior

The rear garden features a paved patio incorporating a large koi carp pond and water supply tap, there are two aviaries, and a workshop/shed bounding the patio. Oil storage tank. Beyond, a lawned area with shrub borders and pathway separates the house from the second set of outbuildings which includes a substantial workshop/storage shed (double glazed windows, power supply) and two further storage sheds behind, one of timber and the other metal construction.

The impressive front garden is laid to block pavers and landscaped with pillars and low walls provides parking for several vehicles.

Agents note;

Oil central heating. There are seven PV solar panels which we understand generate 1.57kWp (at installation in 2011). We await details of the FIT (Feed In Tariff) licensee.

The accommodation comprises:

Four bedrooms	Parking for several car
Bathroom & separate WC	Various outbuildings and storage sheds
Sitting room	Garage
Dining room/Kitchen	Large overall plot
Utility room	

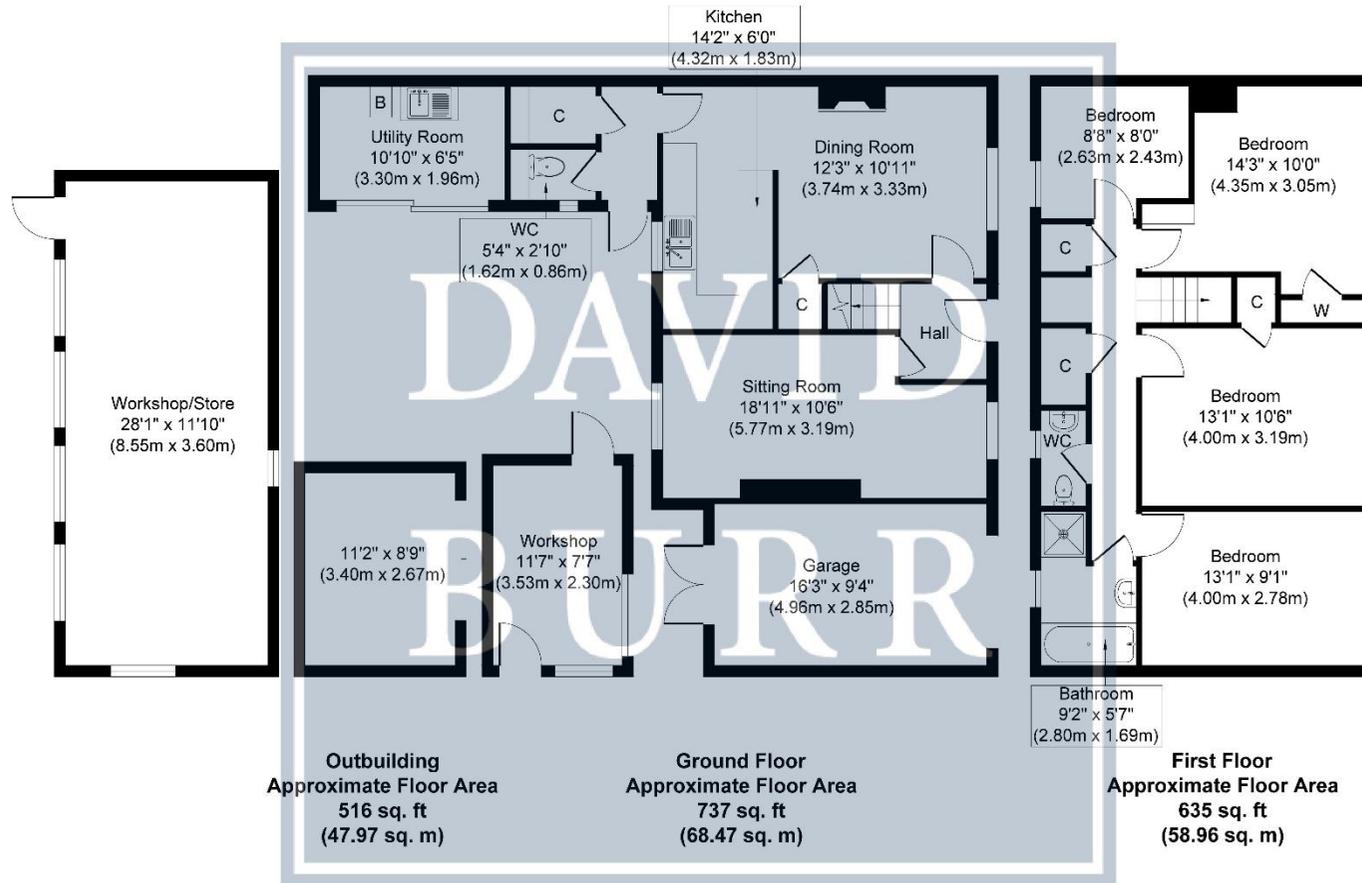
Location

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, 2 pubs, restaurant, tennis courts, doctor's surgery, a cricket field and playing fields.

Access

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

Oil fired heating to radiators. EPC rating: TBC

Council tax band: D

Tenure: Freehold

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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