



Blackmore Farmhouse, 2 Noak Hill Road

Billericay

GUIDE PRICE £1,000,000 - £1,100,000. Blackmore Farmhouse, Billericay - An 18th-century former farmhouse with a selection of outbuildings, countryside views, and excellent access to Billericay. Council Tax band: F

Tenure: Freehold

- No onward chain
- Beautifully symmetrical 1700s former farmhouse, listed Grade II
- Four bedrooms, including two en-suites, plus three reception rooms
- Character features throughout, including sash windows, fireplaces & floorboards
- Approved annexe with renovated structure ready for conversion (2016)
- Oak framed outbuildings including two stables and potting shed
- Private garden with open countryside views to the front
- Two driveways, carport and ample off-street parking
- Peaceful semi-rural setting with easy access to Billericay town & station





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A charming and beautifully symmetrical former farmhouse dating back to the 1700s, Blackmore Farmhouse enjoys a rich sense of heritage and character throughout. Listed Grade II and positioned on the semi-rural outskirts of Billericay, this handsome period home sits beneath a handmade red clay tiled roof and features a classic central front door flanked by sash windows. It is picture perfect; a landmark period property admired by many. The accommodation is arranged over two floors, with four first-floor bedrooms - two benefitting from en-suite facilities - and a further family bathroom. The ground floor offers three reception rooms and a traditional kitchen, with scope to reconfigure (subject to consents) to create an open-plan kitchen/family space to the rear if desired. Additional ground floor highlights include a utility room and WC.

The property boasts a wealth of original features, from exposed floorboards and sash windows to feature fireplaces - two housing log burners - providing warmth and character in equal measure. Natural light floods the interior, enhancing the farmhouse feel throughout.

- No onward chain









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