

Eastwoodbury Lane, Southend-On-Sea

£1,475,000

home.

Wren Barn

Southend-On-Sea
SS2 6UE

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- Incredible Four Bedroom Barn-Style Residence
- Spectacular Open-Plan Kitchen, Dining and Living Space
- Dramatic Vaulted Ceilings with Exposed Timber Beams
- Principal Bedroom Suite with Walk-In Wardrobe and En Suite
- Bedroom Two with En Suite and Versatile Open Loft Space
- Beautifully Appointed Family Bathroom with Original Feature Fireplace
- Underfloor Heating Throughout
- Gated Circular Driveway with Extensive Off-Street Parking
- Detached Brick-Built Barn with Power, Water and WC
- Characterful Blend of Exposed Brickwork and Contemporary Finishes



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Home Estate Agents present Wren Barn, an exceptional four-bedroom barn conversion where striking architectural character meets sophisticated contemporary living.

Approached through gates and along a sweeping circular driveway, centred around a magnificent mature weeping willow, the property makes an unforgettable first impression. Beyond its distinctive exterior lies a home of remarkable individuality, defined by dramatic vaulted ceilings, exposed brickwork and timber beams, all beautifully complemented by a cleverly designed modern layout.

At the heart of the home is a spectacular open-plan living space, where kitchen, dining and lounge areas flow effortlessly beneath soaring vaulted ceilings. The bespoke kitchen features two substantial islands with quartz worktops and a range of integrated appliances, while extensive glazing, skylights. Two sets of French doors flood the interior with natural light and create a seamless connection with the garden.

The accommodation is thoughtfully arranged across two wings, offering an excellent balance of privacy and versatility. The principal bedroom enjoys a peaceful garden-facing position, with French doors opening outside, fitted wardrobes and a luxurious en suite bathroom. Three further bedrooms occupy the north wing, including an impressive second bedroom with its own en suite and a mezzanine level overlooking the room. A striking family bathroom, complete with freestanding bath and original feature fireplace, adds further character. Underfloor heating throughout provides contemporary comfort beneath the property's wealth of original features.

Outside, the gated gravel driveway offers extensive parking, while a detached brick-built annex, complete with power, water and its own WC, provides exciting additional potential for a variety of uses.

Wren Barn is a truly distinctive home, combining the romance of traditional barn architecture with the scale, light and refinement of contemporary design.

Exterior & Approach

Wren Barn is approached through a gated entrance opening onto an impressive gravelled circular driveway, beautifully arranged around a magnificent mature weeping willow tree which creates a striking focal point on arrival. The distinctive barn-style exterior combines timber boarding with exposed structural beams, complemented by external wall lighting. Access extends around the property to the large west facing lawned rear garden, with additional external power and lighting, together with access to the boiler room which measures 12'10 x 7'5 and a useful detached outbuilding/storage barn. There is witing for CCTV throughout the grounds.

A charming storm porch marks the main entrance, with an attractive herringbone-pattern brick base adding another layer of character to the property's exterior.

Entrance Porch

A substantial composite entrance door, flanked by double glazed windows, opens into a characterful entrance porch which immediately introduces the materials and detailing found throughout Wren Barn. The current concrete subfloor is paired with an exposed brick partition wall incorporating internal glazed panels, while substantial timber beams enhance the barn-inspired aesthetic. A bespoke brick-built seating/storage area with timber top provides a practical finishing touch, with ceiling lighting and an internal door leading through to the principal living space.

Dining Room

20'8 x 15'0

Forming part of the spectacular open-plan heart of the home, the dining room is subtly defined from the adjoining lounge and kitchen by open timber-framed partitions, maintaining a wonderful sense of space and connection between each area. The room features a vaulted ceiling with exposed timber beams, enhanced by atmospheric up lighting, wall lights and a central pendant. Double glazed windows to both the front and rear draw in natural light from either side, while underfloor heating sits beneath the current concrete subfloor. The combination of impressive proportions, architectural timber and open sightlines creates a particularly striking setting for dining and entertaining.

Lounge

29'10 x 20'8

Opening directly from the dining room, the lounge is a wonderfully spacious and characterful reception area beneath a dramatic vaulted, timber-beamed ceiling. Two pendant lights are complemented by wall lighting, while exposed brick detailing and timber feature walls reinforce the property's distinctive contemporary barn aesthetic.A double glazed window overlooks the front, while two sets of double glazed French doors open directly onto the rear garden, creating a strong connection between the living space and outside. The room also benefits from underfloor heating beneath the current concrete subfloor.

Kitchen

26'3 x 16'3

The kitchen forms another impressive section of the open-plan living space, separated from the dining area by an open timber-beamed partition while remaining visually connected to the rest of the room. A vaulted ceiling with exposed timber beams, two skylights and an additional high-level window create an exceptional feeling of height and light, complemented by a rear-facing double glazed window and a stable-style door opening onto the garden.
Marble-effect porcelain flooring combines beautifully with exposed brick detailing at lower level and timber beams to the walls. At the centre of the kitchen are two substantial islands, both finished with quartz-effect work surfaces. The first, an L-shaped island, incorporates a butler sink with drainer and mixer tap, Bosch dishwasher, integrated wine cooler and extensive storage, with a breakfast bar arranged to the opposite side. The second island provides further drawer and cupboard storage together with a four-ring NEFF induction hob. A full wall of cabinetry provides generous additional storage and incorporates a NEFF double oven alongside space for a large fridge/freezer. Underfloor heating completes this beautifully considered kitchen.

Bedroom One

29'6 x 13'9

Privately positioned within its own wing of the property, the principal bedroom is an impressive suite combining generous proportions with the property's distinctive architectural character. The vaulted ceiling is crossed by exposed timber beams and enhanced by two pendant lights and subtle up lighting. Exposed brick detailing at lower level is paired with a timber-beamed feature wall, creating warmth and texture throughout the room. A rear-facing double glazed window is joined by French doors opening directly onto the garden, while two further double glazed windows to the side provide additional natural light.
Underfloor heating sits beneath the current concrete subfloor, while a dedicated walk-in wardrobe area provides fitted clothes storage and wall lighting. The bedroom also enjoys its own generously appointed en suite bathroom.

En-Suite Bathroom

10'11 x 8'5

A stylish and spacious en suite continuing the property's blend of contemporary fittings and rustic architectural detailing. Porcelain tiled flooring with underfloor heating is complemented by exposed brick at lower level and timber beam detailing to the walls. The suite comprises a tiled walk-in shower with rainfall shower, recessed storage niche and glazed screening, together with a panelled bath, WC and wash basin with storage beneath. Further features include a heated towel rail and illuminated mirrored vanity unit with shaver socket. Spotlights provide the finishing touch, while an obscured double glazed window to the front provides natural light and privacy.

Family Entrance

Providing a practical secondary entrance to the home, the family entrance forms the gateway to the additional bedroom wing and continues the barn-inspired architecture found throughout. Porcelain tiled flooring with underfloor heating is complemented by exposed brick detailing at lower level and substantial timber







beams to the walls. Overhead, the vaulted and beamed ceiling rises dramatically to an apex skylight, drawing natural light into the space, with two pendant lights providing additional illumination. A double glazed patio door opens to the side of the property, while a sliding door provides access to the WC.

WC
9'3 x 4'1

A beautifully finished cloakroom featuring porcelain tiled flooring with underfloor heating, exposed timber detailing and a characterful exposed brick feature wall. A double glazed window overlooks the rear, with the suite comprising a WC and wash basin with mixer tap and useful storage beneath, together with a heated towel rail.

Inner Hallway
Leading from the family entrance and connecting the additional bedroom accommodation, the hallway is far more than a conventional connecting space, with the same attention to architectural detail seen throughout the property.
Three double glazed windows overlook the impressive circular driveway, including two full-height windows and an additional raised window, allowing excellent natural light into the space. Exposed brick detailing at lower level is complemented by substantial timber beams to the walls, while overhead, a vaulted ceiling with exposed beams and skylight adds further height and character. Four pendant ceiling lights illuminate the hallway, with underfloor heating beneath the current concrete subfloor. A useful storage cupboard is discreetly concealed behind a sliding door, with further sliding doors providing access to bedrooms two and four and the family bathroom.

Bedroom Two
13'9 x 11'6

A particularly impressive double bedroom with its own en suite and versatile mezzanine level. The room continues the property's signature combination of exposed timber and brickwork, with substantial beams to the walls and exposed brick detailing at lower level. A vaulted ceiling creates a wonderful sense of height, with a skylight positioned within the apex bringing additional natural light into the room. Pendant lighting and subtle ceiling uplighting accentuate the exposed beams, while a double glazed window overlooks the side of the property. Fitted wardrobes provide excellent storage, with underfloor heating beneath the current concrete subfloor.

En-Suite
9'3 x 8'8

The stylish en suite is finished with porcelain tiled flooring and continues the exposed timber and low-level brick detailing seen within the bedroom. The suite includes a generous walk-in shower with rainfall shower and recessed storage niche, WC and wash basin with useful storage beneath. A full-height storage cupboard provides further space for towels and toiletries, while additional features include a heated towel rail, illuminated mirror with shaver socket, extractor fan and spotlight lighting. A double glazed window to the side provides natural light.

Open Loft Space
9'11 x 8'8

Accessed from the en suite via a drop-down loft ladder, the mezzanine provides an unusual and highly versatile additional space overlooking bedroom two through a contemporary glass balustrade. Exposed beams continue across the walls and ceiling, while the particle board subfloor is ready for the purchaser's choice of finish. The space already benefits from power sockets, internet connectivity and pendant lighting, making it suitable for a variety of uses such as a home office, children's play area or valuable additional storage.

Bedroom Three
16'3 x 10'8

Bedroom three is another attractive room beneath a vaulted ceiling with exposed timber beams, complemented by further timber detailing to the walls and exposed brickwork at lower level. A double glazed window to the side overlooks the circular driveway, while an additional raised double glazed window to the front introduces further natural light. A pendant ceiling light completes the room, with underfloor heating beneath the current concrete subfloor.

Bedroom Four
12'6 x 11'6

Another characterful bedroom featuring the architectural detailing that gives Wren Barn its distinctive identity. Exposed timber beams to the walls are paired with low-level exposed brickwork, while the vaulted ceiling incorporates further substantial beams and a pendant ceiling light. Underfloor heating sits beneath the current concrete subfloor, while double glazed patio doors open directly onto the side access, providing the room with its own connection to the outside.

Family Bathroom

11'6 x 8'5

Full of character, the family bathroom combines contemporary fittings with some of the property's most distinctive original features. A beautiful original fireplace forms an unexpected focal point, highlighted by carefully positioned downlighting and complemented by the exposed brick and timber detailing to the surrounding walls. The impressive vaulted and beamed ceiling is enhanced by feature lighting designed to illuminate the timbers, together with a pendant ceiling light. Porcelain tiled flooring benefits from underfloor heating, while an obscured double glazed window provides natural light and privacy. The suite itself includes an elegant freestanding bath with handheld shower attachment, WC and twin wash basins with generous storage beneath. A large illuminated mirror with shaver socket, full-height heated towel rail and extractor fan complete the room.

Boiler Room

12'1 x 8'2

Externally accessed via a timber door and with lighting outside, the dedicated boiler room houses the property's principal heating and hot water equipment. Internally, the room has a concrete floor with exposed brick detailing at lower level, plywood-lined walls and ceiling and spotlight lighting. The plant includes a large Ideal hot water cylinder together with a Vaillant combination boiler servicing the property's extensive underfloor heating system.

Detached Annexe

Standing separately from the main residence, the detached brick-built barn provides a substantial and highly useful additional building with its own power, water supply and external lighting.
A large stable-style entrance door opens into an entrance section which measures 14'8 x 9'1 and then leads through to a further area measuring 19'1 x 14'11 and comprises with concrete flooring, timber-panelled walls and exposed beams. A double glazed obscured window provides natural light, with a ceiling light above and access to a separate WC. Beyond this, double stable doors open into the main section of the barn, an impressive and highly versatile space currently providing extensive storage. The interior features a concrete floor with exposed timber beams to the walls and ceiling, including a gently vaulted roofline. Power sockets and two ceiling lights are provided, while substantial double stable doors open directly towards the driveway.

WC

5'3 x 4'10

Located off the entrance section of the detached barn, the WC comprises a toilet and wash basin, with a concrete floor, ceiling light and single glazed window to the front.

















Property Details

4 Bedrooms
4 Bathrooms
3 Reception Rooms
House - Detached

Approx. sq ft
EPC band: B
Tenure: Freehold
Council Tax Band: G

£1,475,000

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