



**The Grain House**  
**Baythorne End, Essex**

**DAVID  
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# The Grain House, Baythorne End, Halstead, Essex CO9 4AH

Baythorne End is a small hamlet, well served by public transport and just 4 miles from the market town of Clare; an attractive and historic town boasting many fine examples of period architecture including a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, post office, shops, schools, bank, library and dentist. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

Situated in the grounds of Baythorne Hall adjacent a bustling café, wine shop, butchery and other boutique outlets is this charming Grain House presented in excellent condition with off-road parking for multiple vehicles and generous gardens. A maximum of two dogs are permitted. The property is available unfurnished/furnished by negotiation.

## A charming property presented in excellent condition with off-road parking for multiple vehicles and generous mature gardens.

Entrance into:

**HALLWAY** A spacious hallway with room for a **Study Area**, tiled flooring, window to the front, staircase to the first floor and doors leading to the:

**SITTING ROOM** A charming reception room with open fireplace with log grate, sash window to the front and side.

**FAMILY/DINING ROOM** A stunning vaulted large open-plan space with exposed beams, log burning stove set upon a slate tiled hearth, windows to the front aspect, plenty of space for dining table and chairs and family area, French doors lead to the terrace and door to:

**KITCHEN/BREAKFAST ROOM** A spacious kitchen/breakfast room nicely fitted with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include electric oven and grill, four ring hob whilst there is space for a dishwasher and fridge/freezer. Large pantry cupboard, door to the side leading onto the terrace and outlook to the rear.

**UTILITY/BOOT ROOM** Fitted with a further range of wall and base units under worktop with sink inset, housing for boiler. Door to the side leading to a passageway providing access to the front and rear.

**CLOAKROOM** With WC and wash hand basin.

**MASTER BEDROOM** A generous vaulted master bedroom of multiple aspect with French doors leading out onto the raised decked veranda accessed via a **Dressing Room** with built-in wardrobes that could also be utilised as a **fourth bedroom**. Access to a **Shower Room** comprising panelled bath with shower attachment over, tiled shower cubicle, vanity sink unit, WC, pedestal sink unit, heated towel rail and extensively tiled walls and floor.

**BEDROOM 2** A generous double bedroom with outlook to the rear and En-Suite comprising a walk-in shower, WC, pedestal sink unit, heated towel rail and extensively tiled walls and floor.

### First Floor

The first floor enjoys a **GUEST BEDROOM** located off the lobby landing with access to a **Shower Room** with tiled shower cubicle, pedestal sink unit, WC, storage cupboards and a spacious double bedroom with roof window and window to the side.

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## Outside

The property is situated within the grounds of Baythorne Hall and enjoys a private parking area to the rear, providing parking for multiple vehicles. The generous gardens are traditionally lawned with several paved dining terraces and a raised decked veranda and a summerhouse, all enjoying privacy with a range of mature trees and hedging.

**TENURE:** To Let.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**SERVICES:** Private drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent. **AGENTS NOTE:** See further information regarding services.

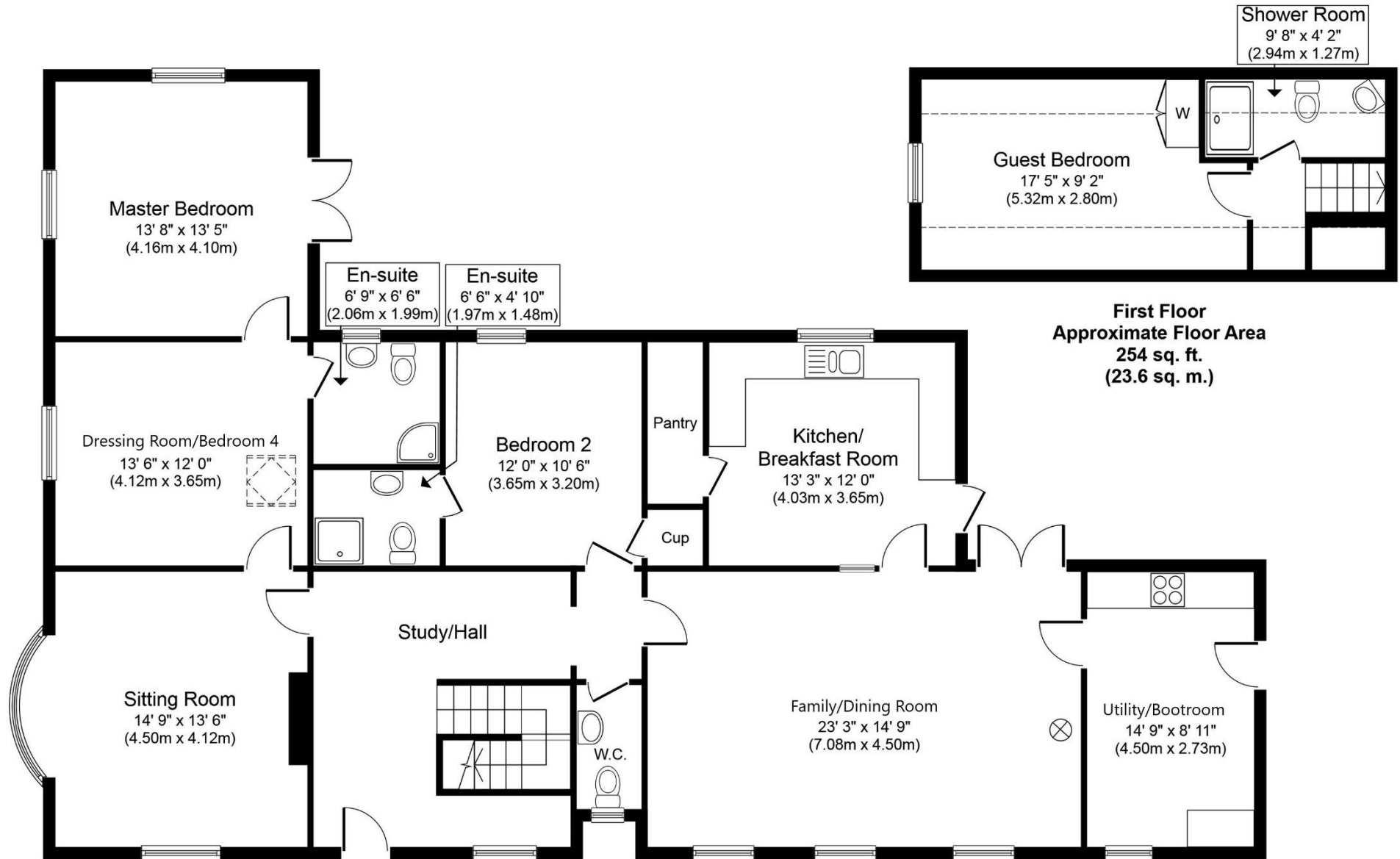
**LOCAL AUTHORITY:** Braintree District Council. Council Tax Band: TBC.

**EPC RATING:** TBC.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**First Floor**  
**Approximate Floor Area**  
**254 sq. ft.**  
**(23.6 sq. m.)**

**Ground Floor**  
**Approximate Floor Area**  
**1,735 sq. ft.**  
**(161.1 sq. m.)**

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.

