



High Road, Fobbing

£875,000



- Charm for days a true Grade II listed home with beams, stone floors and all the period vibes.
- Grand L-shaped entrance hall because first impressions matter.
- Three generous reception rooms perfect for hosting, lounging, and everything in-between.
- Two-bedroom annex independent living, guest central, or a very fancy home office; your choice, your bragging rights.
- Farmhouse kitchen/diner the heart of the home and the scene of many future pancake mornings.
- Office + utility room daily life, but make it organised.
- Two first-floor bedrooms — including a master suite that definitely passes the “wow, this is big” test.
- Roll-top-bath bathroom — bubble bath goals unlocked.
- Stunning rear garden — peaceful, leafy, and ideal for “look at my lovely garden” posts.
- Huge frontage with parking galore — no more parking battles.



A character-packed Grade II listed gem with gorgeous period features, big living spaces, dreamy gardens and its own two-bed annex — historic charm turned all the way up.

Tucked into the pretty village of Fobbing, this Grade II listed Yeoman's Hall House is the kind of place that stops you in your tracks — full of character, full of history and full of that “I could live here...” feeling.

Step inside and you're greeted by an L-shaped entrance hall that instantly whispers: Yes, this is going to be good. Exposed beams, stone floors, classic details — it's basically the period-home equivalent of a warm hug.

The lounge is your “log fire, long evening” space, complete with a show-stopping inglenook fireplace that deserves its own fan club. The dining room? Ideal for hosting everything from Sunday roasts to those “we'll just have one glass” evenings. And the flexible sitting room/ground-floor bedroom opens to the garden through three sets of French doors — talk about a dramatic exit.

At the heart of the home, the farmhouse kitchen/diner brings all the rustic charm you'd expect: Butler sink, range space and room for everyone to pile in for breakfast. There's also a handy office (WFH sorted), a utility room (because laundry never stops) and a ground-floor shower room.

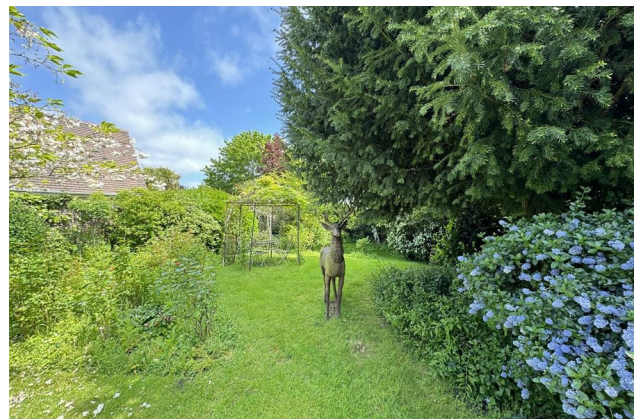
Upstairs, two beautifully sized bedrooms await, along with a walk-in wardrobe and a family bathroom so charming it could feature in a cottagecore mood board — roll-top bath, high-flush cistern, dual-aspect windows... the works.

Outside, the rear garden is a slice of countryside serenity: mature trees, lawns, seating areas and quiet corners perfect for switching off. The large frontage gives you plenty of parking — ideal for guests or “Yes, I do have space for your car” moments.

And then there's the annex. Two bedrooms, two floors, its own garden and private entrance — basically an entire bonus lifestyle. Whether it's for family, guests, teens who need space, or that friend who always “just stays over,” this annex is the ultimate home upgrade.

Full of soul, full of space and full of possibilities, this is a rare opportunity to own a truly enchanting home with character in every corner the kind people talk about and post about.

Fobbing is all about heritage and history, with beautiful period homes dotted throughout and a village layout that still feels wonderfully traditional. It has that classic English village charm — the kind people describe as “straight out of a storybook.”



THE SMALL PRINT:

Council Tax Band: G
Local Authority: Thurrock
Alarm System with fobs and code access
Hive Home Heating System

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Annex

