



Bacons Chase, Bradwell-On-Sea , Essex CM0 7PH  
O.I.E.O £850,000

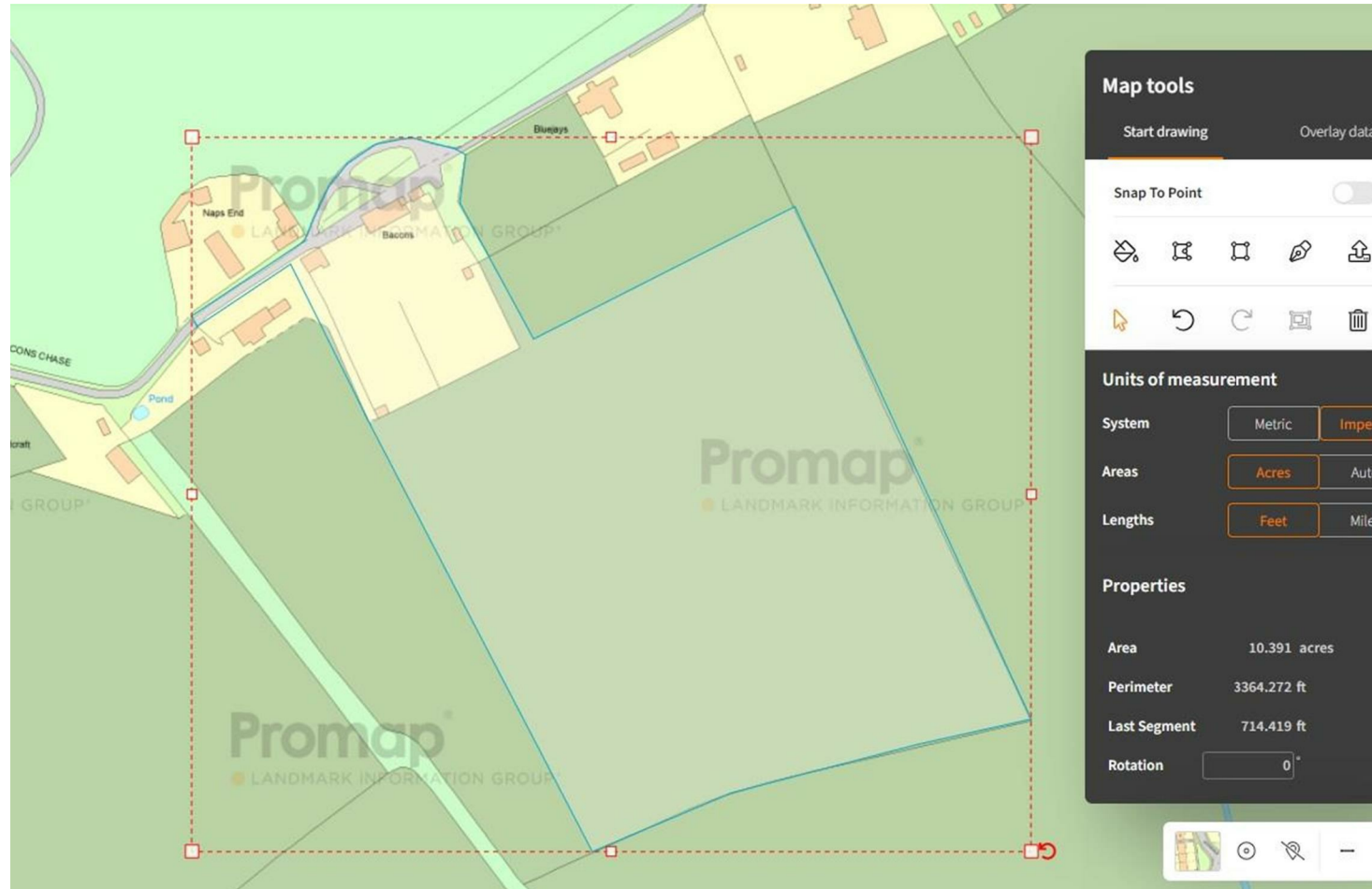
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A stunning Grade II Listed former farmhouse, located in a delightful private village setting offering overall grounds of a little over 10 ACRES . The principle dwelling offers spacious accommodation including four bedrooms, six reception rooms and two bathrooms. Additionally there are a number of outbuildings including an 18th century Brew House and a Grade II Listed barn which is in need of some major repair works. Agents Note: The owner is also selling a further Grade II Listed Barn adjacent to this property under separate negotiation, please contact agent for further information on this. EPC: Exempt. Beautiful position with views to all aspects including Grade I Listed Bradwell Lodge to the north and open countryside on the southern side toward the North Sea.



## HISTORY:

'Bacons' owes its name to one John Bacon who, in 1740, gave a farm to each of his sons. The other son was given a farm in Dengie which still also bears the name Bacons. Previously the Bradwell 'Bacons' was called 'The Manor of Pilton Fee' a name which it had been known since the first reference was made to it in the 12th Century. The present farmhouse originally moated, dates for the main part from the 15th Century and part of the moat still remains to the south side of the property.

The present owners purchased the property in 1997 and for the majority of their occupation the grounds have been used for bailing and partly used for both private and community cricket matches. Although this has not been in use for 2 years, there is evidence of the cricket field and wicket from an aerial view point. The vendor advised that reinstating the wicket and field would be a relatively straight forward exercise.

## LOCATION:

'Bacons' is located at the end of a private road, on the outskirts of the main village itself. The property is approached via a 5 bar wooden field gate, leading to the barns, main house and other outbuildings. The overall plot measures approximately 14 acres which predominately sit on the southern side of the main house and back on to other open farmland with views towards the North Sea. On the northern side there is a sweeping semi circular driveway and views across the impressive Grade I listed Bradwell Lodge and its parkland gardens.

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the

original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 Squadron Royal Canadian Air Force. At the end of the war the airfield was returned to agriculture.

## GROUND FLOOR:

### ENTRANCE LOBBY:

### BOOT ROOM:

**LOUNGE: 20' x 13'8 + 10'3 x 8' (6.10m x 4.17m + 3.12m x 2.44m )**

**LIBRARY: 13'8 x 9'10 (4.17m x 3.00m)**

### CLOAKROOM:

**DINING ROOM: 13'9 x 13'8 (4.19m x 4.17m )**

**KITCHEN: 11'6 x 11'5 (3.51m x 3.48m)**

**BREAKFAST ROOM: 11'1 x 10'2 (3.38m x 3.10m)**

**FAMILY ROOM: 11'1 x 8'11 (3.38m x 2.72m)**

### PORCH:

### FIRST FLOOR:

**MASTER BEDROOM: 13'8 x 13'7 (4.17m x 4.14m)**

### WALK-IN WARDROBE:

### JACK & JILL EN-SUITE:

**BEDROOM 2: 11'5 x 10'2 (3.48m x 3.10m)**

**BEDROOM 3: 13'8 x 9'10 (4.17m x 3.00m)**

### DRESSING ROOM:

### EN-SUITE:

**BEDROOM 4: 10'6 x 9'10 (3.20m x 3.00m)**

### ROOF TERRACE:

Access from one of the landings on the western side of the property, offering views over the formal gardens and beyond.

## EXTERIOR:

The principal house sits on the northern side of the grounds, however, the gardens and driveway wrap around the entire property. Immediately surrounding the property the attractive more formal gardens are screened with an established native hedge, including part of the original moat with ornate bridge. There is also a vegetable garden.

**BREW HOUSE: 14'9 x 15'6**

**SMALL BARN/WORKSHOP:** Internally divided (formally housed livestock)

## AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

## MONEY LAUNDERING & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

## Agents Note:

**LARGE BARN:** Planning approval to convert to an independent residential dwelling. This barn is being sold with 4 acres of land under separate negotiation. The seller is looking to achieve a figure in the region of £400,000 stc.







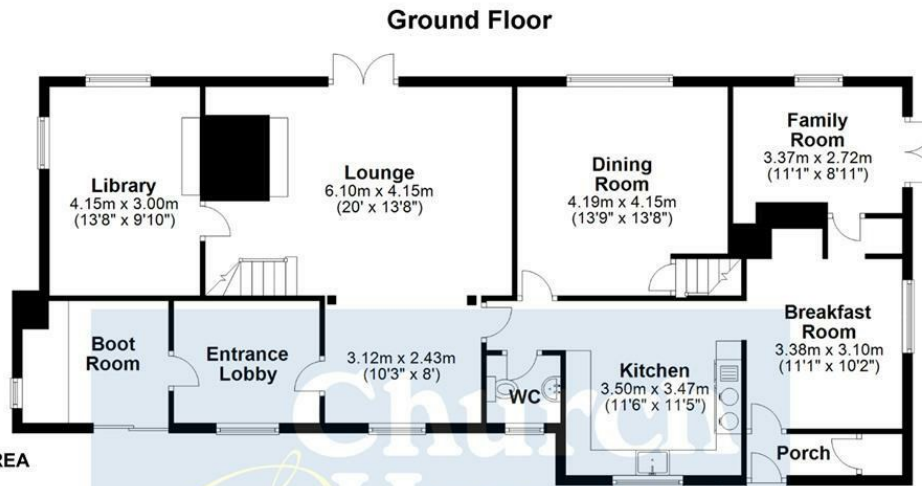


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**APPROX INTERNAL FLOOR AREA**  
212 SQ M 2273 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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