



## CROSS KEYS, 13 PYE CORNER

Castle Heddingham, Halstead, Essex, CO9 3DF

Guide price £550,000 to £565,000

DAVID  
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## Cross Keys, 13 Pye Corner, Castle Hedingham, Halstead, Essex, CO9 3DF

Cross Keys is an attractive Grade II listed attached village home, providing exceptionally well proportioned accommodation and displaying many fine architectural features including exposed frame and beams, vaulted ceiling with Crown post and substantial inglenook fireplace.

The property is arranged around a central South facing courtyard which is accessed from both the kitchen and reception hall, and features highly flexible accommodation, combined with great character and practicality.

Of particular note is the fine master bedroom with vaulted ceiling, the impressive contemporary kitchen/breakfast room with exposed brick and flint wall, the glazed reception hall which overlooks the courtyard and extends over 8 meters in length and the wonderful sitting room fireplace. The property benefits immensely from a significant amount of parking (at a premium in Castle Hedingham), and is a short stroll from the primary school and village amenities including doctors and public house.

A timber entrance door, which is located to the right-hand side of the house, provides access to the entrance hall which opens up to form a wonderful, light and airy space, overlooking the courtyard. French doors allow access to the courtyard and there is a cellar hatch at the far end. A doorway from the hall leads to the study or fifth bedroom, and thence on to the fourth bedroom beyond, both rooms being of excellent size.

The sitting room is a generously timbered room dominated by a substantial fireplace, and is a very characterful spacious area. The dining room can either be accessed from the entrance hall or via a doorway from the sitting room. Once again this is a generously proportioned space dominated by brick, timber and a wonderful oak floor.

The kitchen/breakfast room is a stunning space, bespoke fitted with Urban Myth Hand/Less Kitchen. Comprising; Pewter Halifax Oak and High Gloss with Silestone Kensho 20mm worktops and back splashes. Integrated Neff larder fridge and 50/50 Fridge Freezer. Integrated Neff Single Hide and Slide oven, Neff Combination oven & Neff Warming Drawer. Neff 80cm 5 Zone Glass Induction Hob, Neff 90cm, Angled Chimney Hood and Blanco Subline Silgranit 2 bowls under mount sink, Blanco Fontas-S Tap with integrated Filter System Stainless. Neff integrated 60cm dishwasher, Bespoke breakfast seating area with high level table. French doors to courtyard and delightful brick and flint wall with passage to rear hallway, family bathroom and double bedroom, which overlooks the courtyard.

On the first floor there are two bedrooms including a particularly fine principal room with richly timbered interior, magnificent crown post and vaulted ceiling.

### Outside

The property is centred around a very private courtyard garden, which enjoys a south and easterly orientation. A useful store also houses the oil fed boiler, which has been recently replaced, as has the external oil tank. Side access leads to the parking area at the front, which provides for a generous amount of vehicle parking and there is a further garden area retained by brick wall.

The well presented accommodation comprises:

Sitting room	Family bathroom
Dining room	Fine period features
Kitchen/Breakfast room	Courtyard garden
Four Bedrooms	Ample off road parking
Study/Bedroom five	Central village location
En-suite shower room	

Agents notes:

List Entry Number: 1168760

The property is situated within a conservation area.

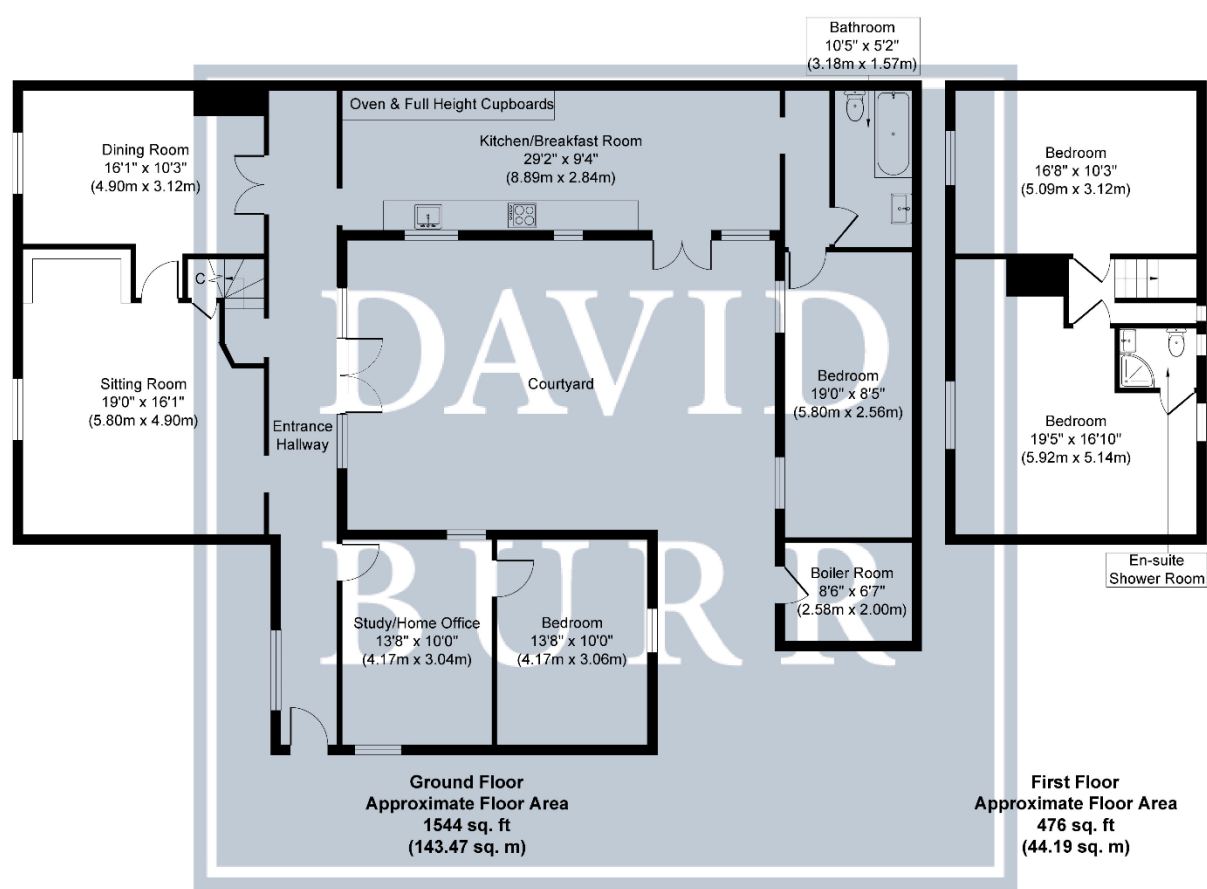
### Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, two pubs, restaurant, tennis courts, doctor's surgery, a cricket field and playing fields.

### Access

Halstead 5 miles	Braintree 10 miles
Braintree-Liverpool St 60 mins	M25 J27 approx 50 mins
Sudbury 6 miles	Cambridge 30 miles
Stansted Airport approx 30 mins	Colchester 19 miles





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.

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### Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: F

Council tax band: D Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Timber framed

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

### Contact details

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**DAVID  
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