



Hall Farm Cottage, Old Church Hill, Langdon Hills, Essex, SS16 6HZ

Guide Price £700,000

- No Onward Chain
- Rural Location
- Grade 2—Listed Cottage
- Three Double Bedrooms
- Large Driveway
- Detached Garage
- Ground Floor Bathroom
- Separate, Ground Floor Shower Room
- Private Garden & Patio
- Easy Reach of Road, Transport Links

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A Distinctive Period Home in One of Essex’s Most Historic Hilltop Settings

Set in the elevated landscape of Langdon Hills, Hall Farm Cottage is a distinguished Grade II listed residence that reflects the timeless rural character of this sought-after corner of Essex. The cottage is positioned along Old Church Hill, an historic route close to the former parish centre, where farmland, woodland, and countryside vistas have shaped local identity for centuries.

Langdon Hills itself takes its name from the Old English ‘Langeduna’, meaning ‘long hill’. Recorded in the Domesday Book of 1086, the area grew as a rural parish clustered around its church and manor lands. Its elevated ridge became renowned for far reaching views across the Thames Estuary and beyond praised in the 18th century as one of the finest prospects in England.

Hall Farm Cottage forms part of this heritage. Dating from the 18th century, the cottage retains its original timber frame, weatherboarded exterior, traditional sash windows and red tiled roof. Its name and setting indicate its historic connection to Hall Farm, once a working agricultural holding serving the surrounding estate. Over time, the cottage has been sympathetically maintained, with a subtle rear lean-to extension reflecting natural evolution while preserving its original character.

Modern Langdon Hills is a harmonious blend of rural charm and residential convenience, with excellent access to neighbouring towns, rail links and road routes. Hall Farm Cottage stands today not only as a comfortable and characterful home, but also as a rare and appealing link to the district’s historic past—an elegant period property set in one of the area’s most desirable and picturesque locations.

The Property

Nestled along the prestigious Old Church Hill, Hall Farm Cottage is a beautifully presented detached residence offering refined country charm with modern comfort. This elegant home features three spacious double bedrooms, a stylish ground-floor bathroom, and a separate contemporary shower room. The heart of the home is a stunning fitted kitchen with a dedicated dining area, perfect for both relaxed family living and entertaining.

Set on a generous plot, the property boasts a large private driveway, a detached garage, and a secluded, beautifully landscaped garden offering exceptional privacy and tranquillity, an idyllic retreat in one of Langdon Hills’ most desirable locations. All within easy reach of local amenities, parks, and excellent transport links.

GROUND FLOOR

- Entrance Hallway
- Ground Floor Bathroom
- Lounge 2.4m X 8.5m > 6.8m
- Dining Room 2.4m x 3.5m
- Kitchen 2.4m x 3.6m
- Lobby
- Ground Floor Shower Room

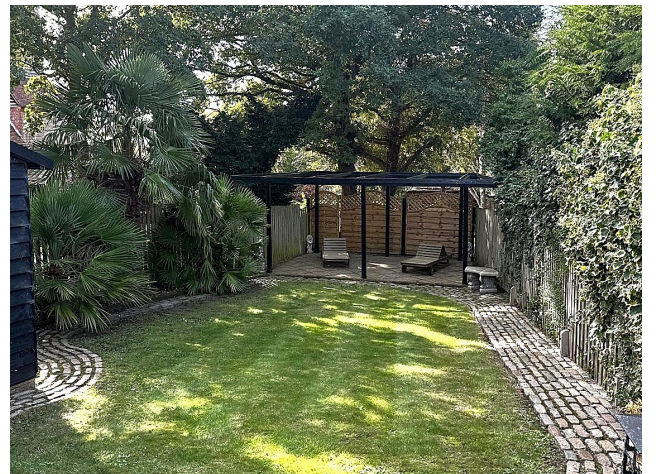
FIRST FLOOR

- Landing
- Bedroom Three 3.5m x 3.6m > 3.10m
- Bedroom Two 3.5m x 3.5m > 3m
- Dressing Area 2.76m x 2.7m
- Bedroom One 3.34m x 3.6m

Key Features

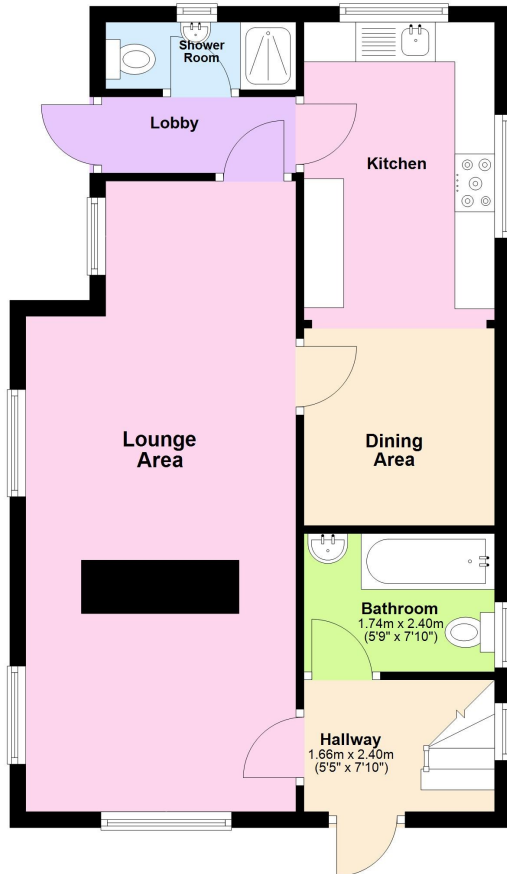
- Three spacious double bedrooms
- Ground floor bathroom and separate shower room
- Stylish fitted kitchen with dedicated dining area
- Large private driveway with ample parking
- Detached garage with storage/workshop potential
- Secluded landscaped garden offering complete privacy
- Highly desirable and peaceful location
- Easy Reach of Transport Links & Amenities
- Detached Garage
- EPC D
- Council Tax Band D
- Sewage via Cess Pit



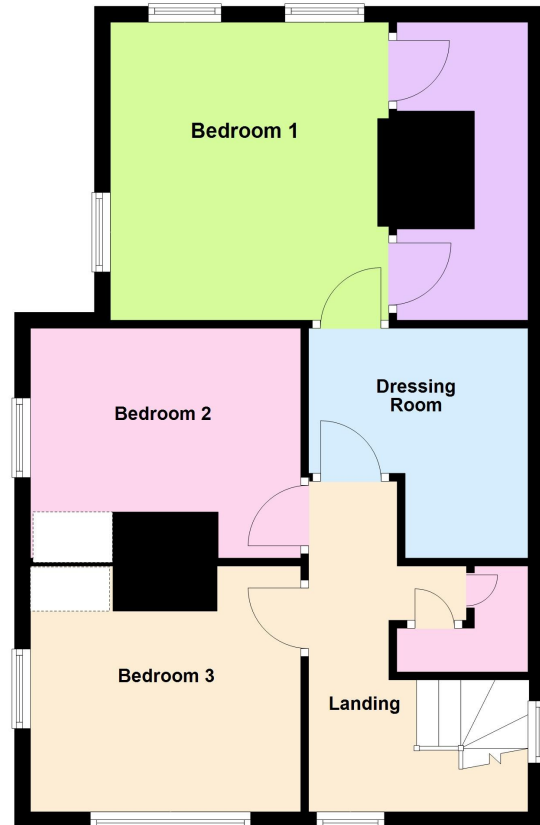




Ground Floor



First Floor



NORTON
PROPERTIES



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