



Pynnings Farm Lane | West Hanningfield | £595,000



Pynnings Farm Lane

West Hanningfield | Essex | CM2 8UU



The Property Specialists are delighted to present a rare opportunity to own a real treasure, set in the heart of the stunning West Hanningfield countryside. This beautiful grade II listed detached cottage, known as The Old Bakery, is bursting with history which can be felt through many architectural features including; two red brick chimney stacks at the south and north end of the home, a C20 timber framed bay window to the front, and an original tiled roof, of which no alterations can be made. Although the cottage is surrounded by open fields and countryside, the home is still within easy reach of both the city of Chelmsford and the town of Billericay, with its popular high street and mainline train station. Internally, the ground floor accommodation comprises of two good size reception rooms, both boasting red brick feature fireplaces and exposed structural timbers. In addition, there is a separate adjoining reception room which would make an ideal home office/study. Sash windows to the front and side of the cottage ensure the ground floor is light and bright, and this is in addition to the attractive timber framed bay. Continuing through to the rear of the home will lead you to a dining area and an adjacent kitchen. The kitchen itself comprises of a range of fitted units, providing space for freestanding appliances. Low level windows enjoy views over the rear garden, whilst a traditional stable door will provide access to the garden from the dining area. Upstairs you will find two double bedrooms, both benefitting from built in cupboards with the master also benefitting from a set of built in wardrobes. In addition, this room accommodates a cleverly installed bath tub, hand basin and toilet, which is hidden behind a timber and plaster wall to effectively create an en-suite. The internal accommodation in this delightful property is completed by a main bathroom, comprising of a three piece suite including a recently fitted walk in shower. Outside and to the rear of the home is a fantastic size garden, mainly laid to lawn and bordered by a range of mature trees and shrubs. There is a detached, brick built garage within the boundaries of the garden and leading up to the garage is a large shingled driveway to the side of the property. To the front of the home, you will find addition parking leading to the gated side access.

Please note, this is a period home, consisting of C18 timber frame and plaster with a weather boarded base construction. The property is connected to mains drainage but is not connected to a mains gas supply. Instead, central heating is achieved through an oil fired boiler. To fully appreciate the character, history and surroundings of this beautiful cottage, an internal viewing is highly recommended.





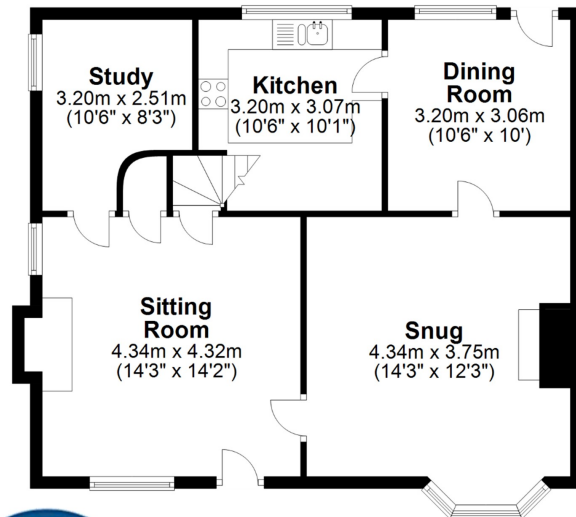
- Grade II Listed Detached Cottage
- Two Double Bedrooms
- Set In The Peaceful West Hanningfield Countryside
- Within Easy Reach of Chelmsford City Centre and Billericay High Street & Station
- Bursting With History and Character
- Two Brick Built Feature Fireplaces
- Ground Floor Study
- Bathroom With Fitted Three Piece Suite
- Kitchen With An Adjoining Dining Area
- Sunny West Facing Garden
- Detached Garage
- Off Street Parking



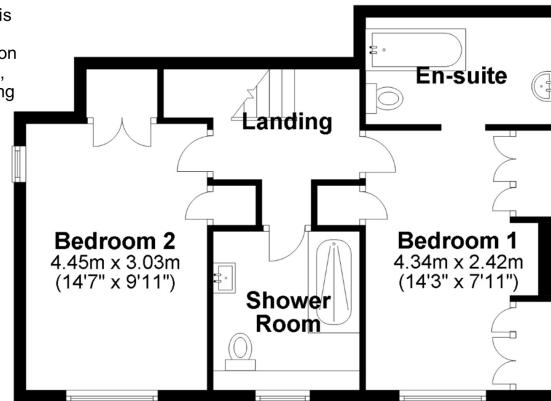
APPROX INTERNAL FLOOR AREA
117 SQ M 1264 SQ FT
EXCLUDING GARAGE

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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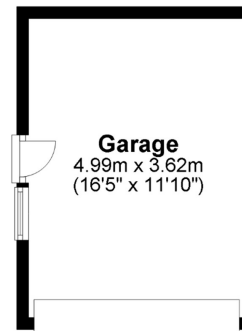
Ground Floor



First Floor



Outbuilding



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