



## FRANFROLIC COTTAGE,

7 Pye Corner, Castle Hedingham, Halstead, Essex.

DAVID  
BURR



Franfrolic Cottage, 7 Pye Corner, Castle Hedingham, Halstead, Essex, CO9 3DE.

A delightful Grade II listed property enjoying a central location within this highly favoured and well served North Essex village, just a short stroll from the amenities.

The property displays a wealth of character and charm and retains many fine original period features throughout. Of note is the attractive entrance hall with exposed brickwork and stairs rising to the first floor.

The spacious open plan kitchen/dining room displays a fine oak frame and brick floor with attractive cast iron windows giving views to the rear garden. The kitchen is fitted with a range of shaker style units with hard wood work surfaces, butler sink, integral fridge and plumbing for a dishwasher.

A square oak arch opens through to the delightful sitting room with a heavy oak frame, mullion window and an impressive inglenook fireplace with large oak bressumer above and inset log burning stove set on brick hearth. A well-appointed utility room has a slate floor, range of units with hardwood surfaces, belfast sink and door to the rear garden. A family bathroom completes the ground floor accommodation.

The first floor is equally charming and of a split-level nature with a magnificent heavy oak frame throughout, vaulted ceilings and exposed wide oak floorboards.

The principal bedroom offers light and characterful accommodation with views to Pye Corner taking in the parish church. The second bedroom has a large chimney breast and oak framed mirrored cupboards. The third bedroom also has a red brick chimney breast and all three bedrooms are served by a well-appointed family shower room with Velux rooflight.

There is a pretty South facing front garden enclosed by a brick and flint wall with an expanse of lawn and a plum tree. A gated brick path also gives access to 8 Pye Corner but is owned by Franfrolic Cottage.

The fully enclosed rear garden is delightful with a meandering brick path segregating large expanses of lawn and leading to the single garage, parking space and the charming brick and tiled Victorian garden store. Immediately to the rear of the property is a charming brick entertaining terrace beyond which is attractive cottage style planting to include lavender, climbing roses and honeysuckle.

The immaculately presented accommodation comprises:

Entrance hall	Family shower room
Sitting room	Attractive gardens
Kitchen/dining room	Single garage
Utility room	Period features
Family bathroom	Village location
3 Bedrooms	No onward chain

Agents notes:

There are wonderful walks nearby via a public footpath network, which access the “Magna Carta walk”, a length of 9 miles from Castle Hedingham to Clare.

There is ample room to construct a new garage with studio, subject to the necessary planning consents.

The pictures were taking in 2019, prior to the property being rented for a period of two years.

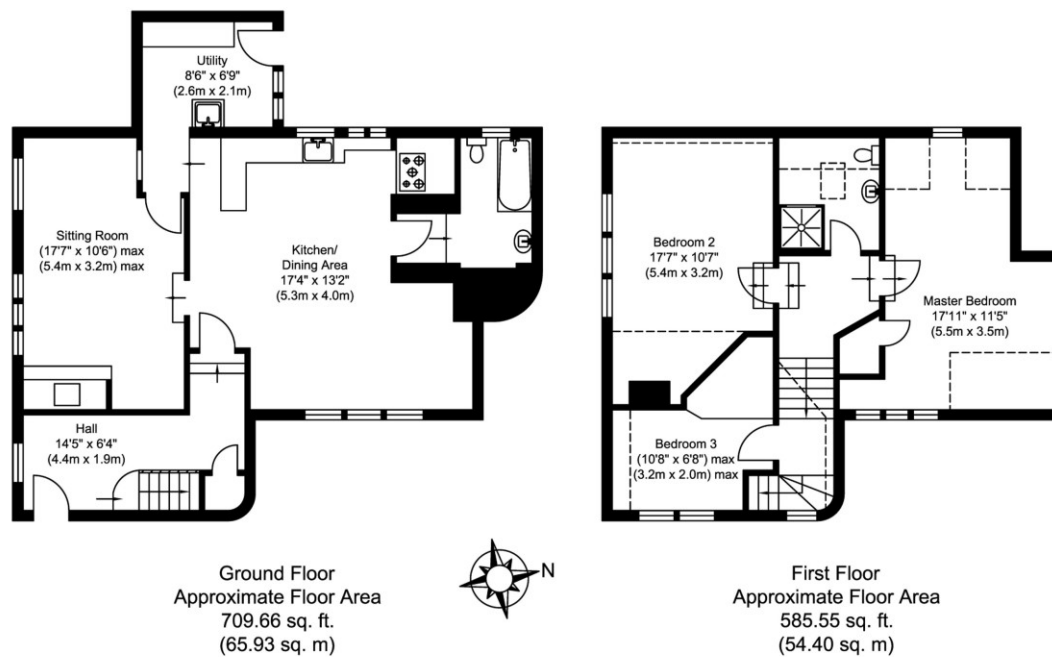
Location

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, The Wheatsheaf and Bell Inn public houses, Memories sports bar/takeaway, tea-room, The Old Moot House restaurant, tennis courts, doctors’ surgery, a cricket field and playing field. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx 30 mins
Braintree 10 miles	Addenbrookes 40 minutes
Cambridge 30 miles	Cambridge centre 45 minutes





**Total Gross Internal Area**  
**Approximate Floor Area**  
**1295.22 sq. ft.**  
**(120.33 sq. m)**

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. 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.

Gas fired heating to radiators.

None of the services have been tested by the agent.

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

Council tax band: D

Tenure: Freehold

EPC: This property is EPC exempt.

Viewing strictly by appointment with David Burr.

## Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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**DAVID  
BURR**