



THE OLD MOOT HOUSE

Castle Hedingham, Halstead, CO9 3EJ

Guide price £475,000

DAVID
BURR



The Old Moot House, 1 St. James Street, Castle Hedingham, Halstead, Essex, CO9 3EJ

The Old Moot House is an impressive medieval building which is well renowned throughout the village and further beyond. The property displays many fine period details throughout, to include open fire places and an impressive oak frame. The property has been used over the years as a restaurant with a private dwelling above, and is currently used as a café/restaurant, and the current owners have gained planning permission for a change of use to a single unit for residential purposes. Once converted it would make a wonderful family home combining characterful features and large open spaces for family entertaining.

The ground floor layout is currently laid out for café, restaurant and bar use with a snug area and formal dining areas. There is a purpose-built bar to one end of this open plan area on the ground floor, beyond which is a door through to the lobby which leads to two private cloakrooms for restaurant use, with a fire door out to the courtyard at the rear, and a further panelled door leading to a useful storage room. To the rear of the ground floor is the commercial kitchen which is fully equipped, and has steps leading down to the cellar.

There are two staircases that access the residential flat on the first floor one of which rises from the restaurant area, and a second staircase from behind the bar. The first staircase rises to a small landing beyond which is a particularly useful eaves storage cupboard. There is an impressive and comfortably sized sitting room on this first floor which has a cupboard above the stairs and an appealing red brick fireplace and exposed oak stud work on display. Adjacent to this is a generously proportioned bedroom with views to St. James Street and a door leading down to the second staircase and kitchen. There are two further well-proportioned bedrooms which are accessed via a landing, and there is a family bath/shower room to the rear of the further two bedrooms which serves the three bedrooms on this floor.

The kitchen is of a good size and fitted with a range of floor and wall mounted units and has plumbing for a washing machine and space for a tumble dryer and has views to the courtyard at the rear. The property benefits from an attractive courtyard to the rear which benefits from a westerly aspect enabling it to take advantage of the afternoon and evening sunshine. There is an impressive oak covered pergola immediately to the rear of the building providing sheltered alfresco entertaining space, adjacent to which is an attractive open courtyard with decorative paving. Access to Falcon Square at the rear is provided by a pedestrian gate.

The well presented accommodation comprises:

Prominently located village property	Wealth of appealing period features
Three double bedrooms	Courtyard garden
Development opportunity in sought after village	NO ONWARD CHAIN
Planning and listed consent to convert to residential dwelling	

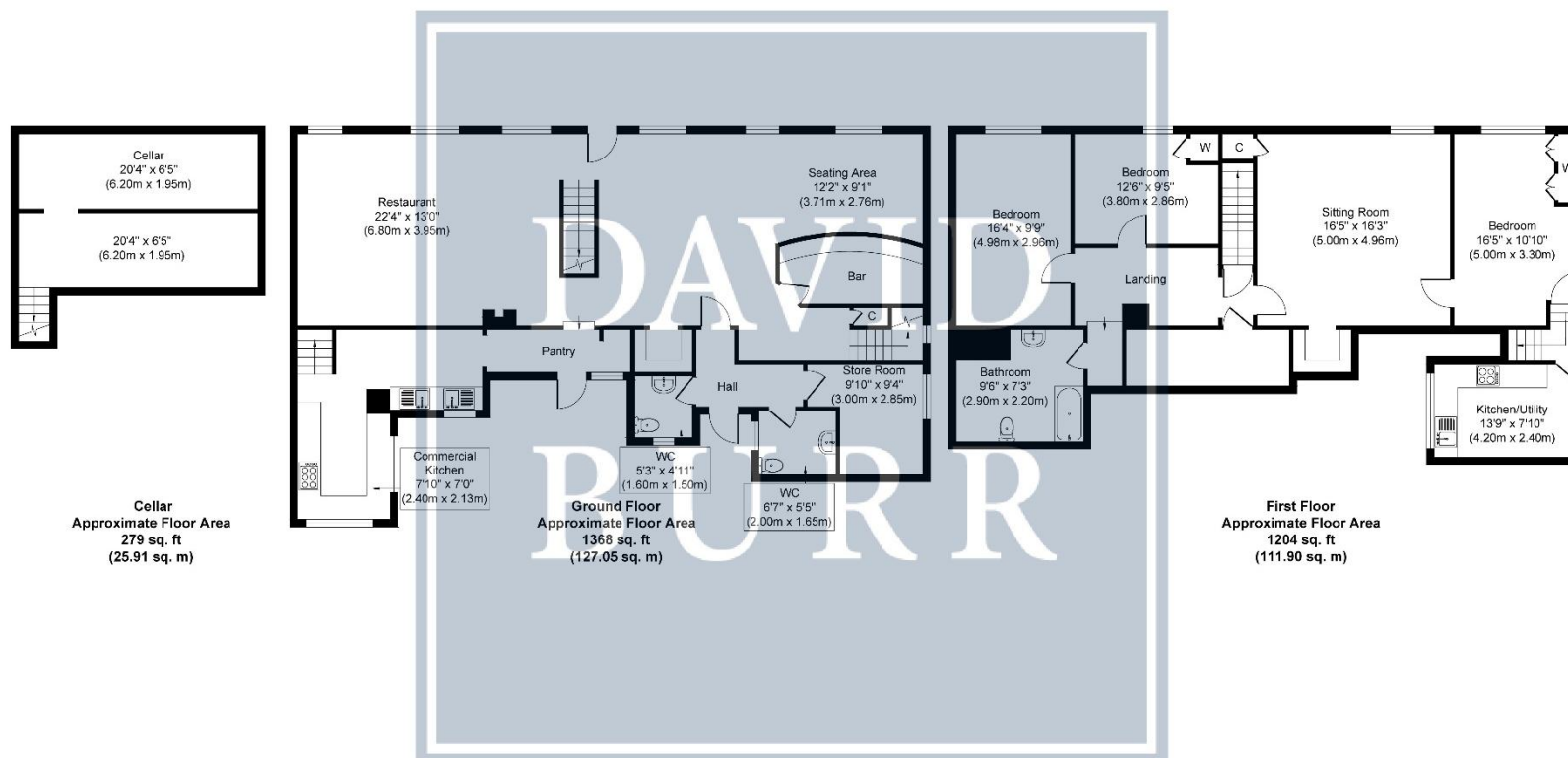
Agents notes:
The property has planning and listed consent to be converted to a residential unit.
Planning application ref: 22/03165/FUL
Listed building ref: 22/03166/LBC
The decision notice date was 21st August 2023.

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, 2 pubs, tea-room, restaurant, tennis courts, doctors’ surgery, a cricket field, primary school and playing fields. 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	M25 J27 approx. 50 mins



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

Gas fired heating to radiators. EPC rating: N/A Council tax band: C

Tenure: Freehold List Entry Number: 1122923

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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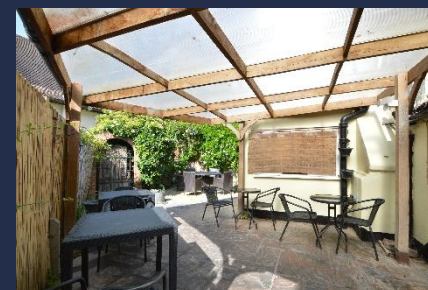
Bury St Edmunds (01284) 725525

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London (020) 7390888

Linton & Villages (01440) 784346



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**DAVID
BURR**