



PERIOD
HOMES



Horseman Side
Brentwood CM14 5ST
£2,000,000

Horseman Side, Brentwood, CM14 5ST

Guide Price £2,000,000 to £2,250,000 to include consented barn for conversion.

This distinguished Grade II Listed home is set within a stunning plot of approximately 4.5 acres, complete with formal gardens, a picturesque lake, and two substantial barns, one of which benefits from planning permission to convert to a three bedroom dwelling of 1,580 sq ft with separate vehicular access (Brentwood Council Ref: 25/00715/FUL). Just four miles from Brentwood High Street and the M25 (J28), it provides countryside living with exceptional convenience.

The interiors combine historic character with contemporary elegance. The reception spaces are generous and versatile, with exposed timbers and fine joinery retained throughout. A welcoming hallway/sitting room features one of the home's two magnificent Inglenook fireplaces, while the second forms a striking focal point in the beautifully proportioned living room, complete with wood-burner. Beyond, there are four further reception areas including a formal dining room and a study. At the heart of the home, the kitchen has been designed with a stylish shaker finish and central island, complemented by integrated appliances and direct views over the gardens. The adjoining breakfast area opens seamlessly to the terrace, while a utility and cloakroom complete the ground floor.

Upstairs, the broad landing leads to four double bedrooms. The principal suite is particularly impressive, featuring a dressing area, exposed beams, and a red-brick fireplace. A recently fitted bathroom with freestanding tub and walk-in shower, together with a separate vaulted shower room, serve the remaining bedrooms.

The grounds are as impressive as the house itself: sweeping lawns, landscaped planting, a waterlily pond, and a lake with bridge to a central island create a tranquil setting. Outbuildings include a large timber barn with four stables, two garages, a workshop, and storage rooms, plus an additional open-fronted steel-framed barn (19m x 7m) with planning consent to convert to a three bedroom dwelling of 1,580 sq ft with separate vehicular access.

Planning has also been passed to convert the timber barn into a two-bedroom annexe, though it would also lend itself to an excellent office or leisure space.

Approached via a gated driveway, the property offers extensive parking and a high degree of privacy. This historic home has been carefully modernised to provide all the comforts required for family life, while preserving its remarkable heritage, and offering excellent further potential.

Services: Gas connected, private drainage, mains electricity and water









WATERHALES FARM

Approx. Gross Internal Area 514.1 Sq M (5533.6 Sq Ft)



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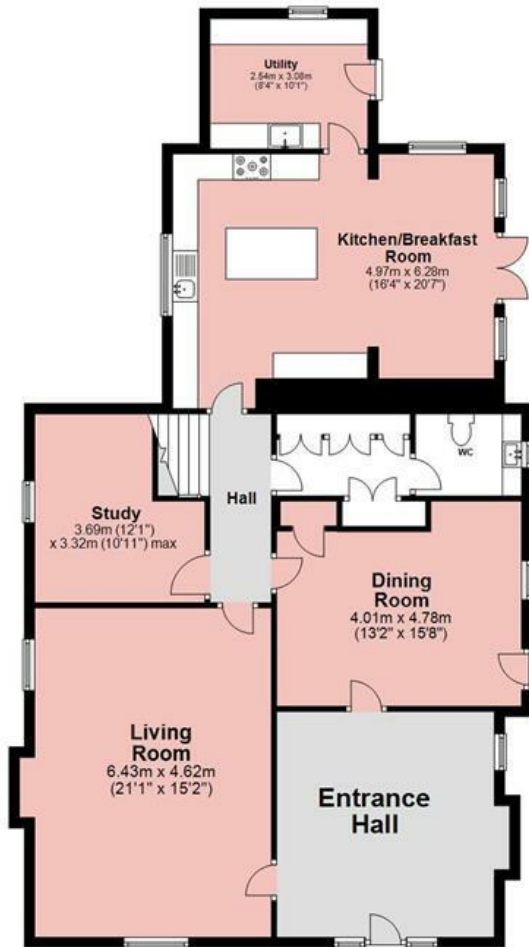
First Floor

Approx. 113.5 sq. metres (1222.0 sq. feet)



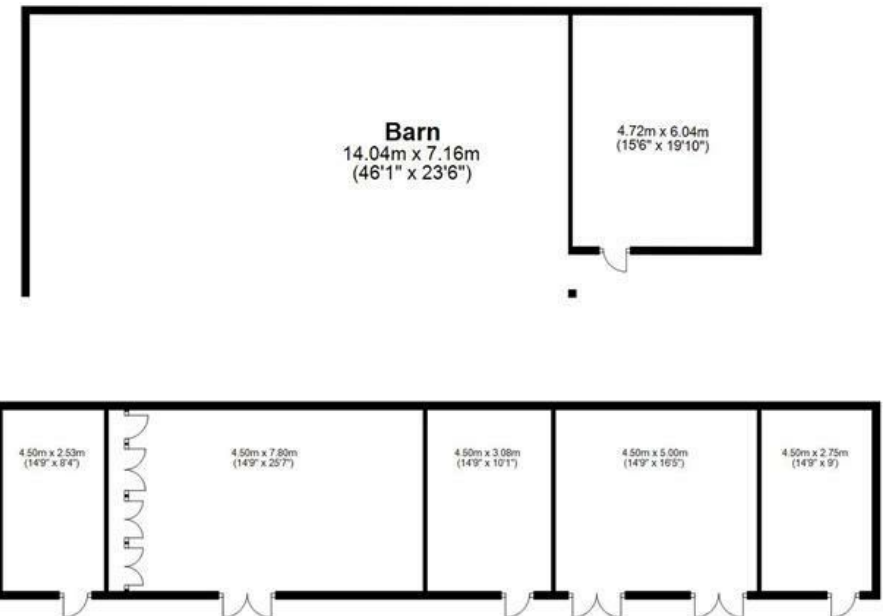
Ground Floor

Approx. 134.7 sq. metres (1449.6 sq. feet)

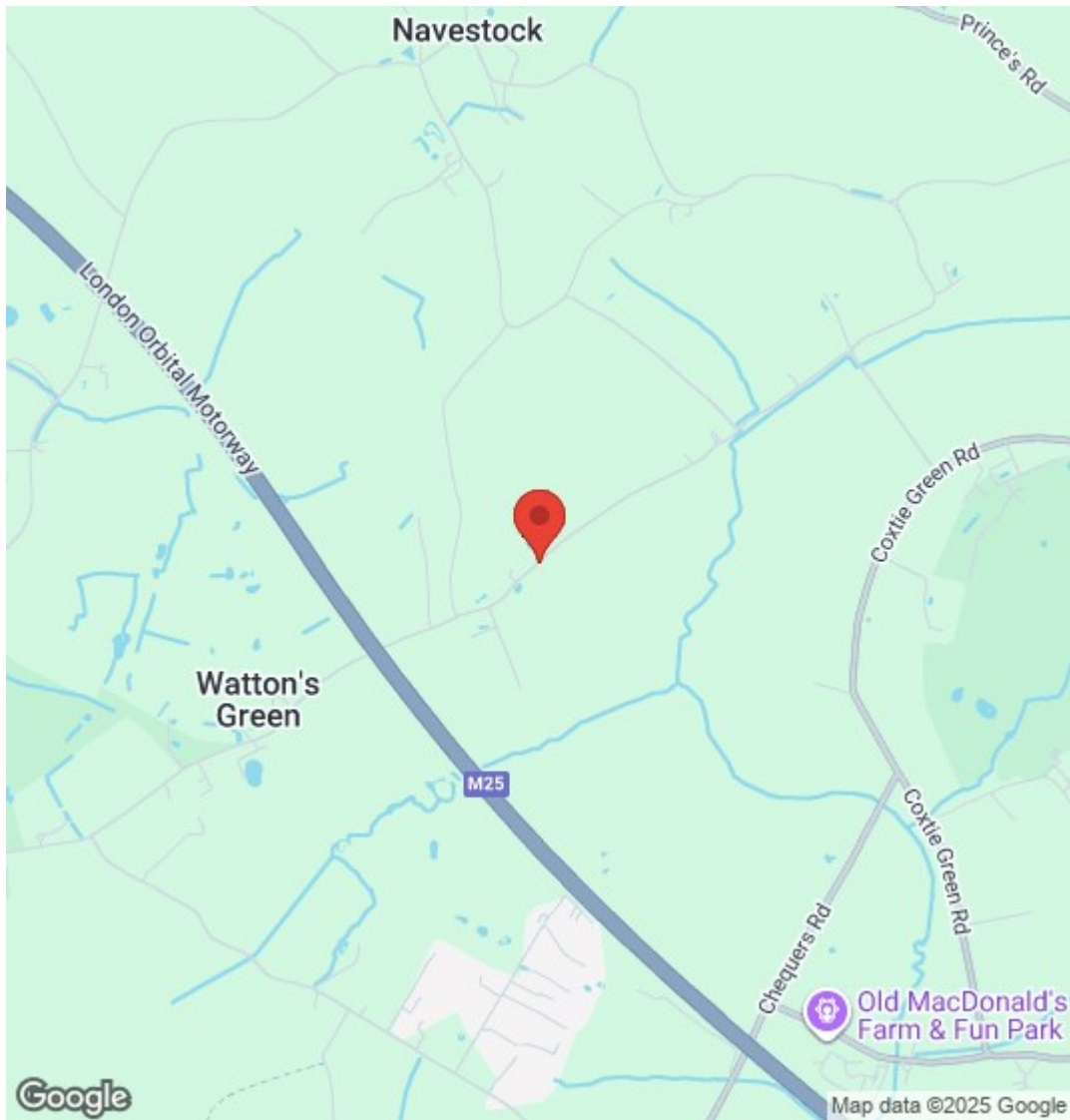


Outbuildings

Approx. 265.9 sq. metres (2862.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



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