



**Church  
Hawes**  
churchandhawes.com

**Bridgewick Road, Dengie , Essex CM0 7UP**  
**Price £650,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A Rare Opportunity to Acquire a Charming Grade II Listed Farmhouse Set Within Approximately 2.7 Acres

Occupying a truly idyllic rural setting and enjoying far-reaching views across open countryside, this individual Grade II listed detached former farmhouse is approached via a private track and sits within beautifully established grounds of approximately 2.7 acres. Offering exceptional privacy and tranquility, the property's unique position can only be fully appreciated through internal inspection.

The house itself presents an exciting opportunity for buyers seeking a characterful country residence with scope to modernise and enhance. Whilst requiring comprehensive refurbishment throughout, the property offers tremendous potential to create a stunning family home, with further opportunities for extension subject to the necessary planning and listed building consents.

The spacious and versatile accommodation comprises an inviting reception hall, generous living room, separate dining room, sizeable kitchen with walk-in pantry, cloakroom, and an impressive utility room. A rear lobby provides convenient access to the outside space.

To the first floor, a bright and spacious landing leads to four well-proportioned double bedrooms and a family bathroom.

Externally, the property is set within mature and established grounds extending to approximately 2.7 acres. The land incorporates a large natural pond, extensive lawned areas, and a paddock to the front, making it particularly appealing to those with equestrian interests or livestock requirements.

Further enhancing the property's appeal is a substantial detached outbuilding comprising a double garage and two workshops, offering excellent storage, hobby, or potential ancillary uses.

A unique country home with outstanding potential, set within one of the area's most peaceful and picturesque locations. Early viewing is highly recommended. EPC: Exempt



**ACCOMMODATION COMPRISES:**

**LANDING:**

**BEDROOM 1: 15'9 x 10'2 (4.80m x 3.10m)**

**BEDROOM 2: 14'2 x 11'2 (4.32m x 3.40m)**

**BEDROOM 3: 12'9 x 11'11 (3.89m x 3.63m)**

**BEDROOM 4: 12'9 x 11'11 (3.89m x 3.63m)**

**BATHROOM:**

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**

**LIVING ROOM: 14' x 12' (4.27m x 3.66m)**

**DINING ROOM: 14'6 x 12' (4.42m x 3.66m)**

**INNER HALLWAY:**

**KITCHEN: 14'1 x 11'7 (4.29m x 3.53m)**

**PANTRY:**

**UTILITY: 11'4 x 9'3 (3.45m x 2.82m)**

**CLOAKROOM:**

**REAR LOBBY: 7'11 x 3'11 (2.41m x 1.19m)**

**EXTERNAL:**

Overall plot of approximately 2.7 acres incorporating formal gardens, private access, natural pond and paddock.

**DOUBLE GARAGE: 18'5 x 17' (5.61m x 5.18m)**

With two attached workshops/storage sheds to side.

**AGENTS NOTE:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or

equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. **REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band F.



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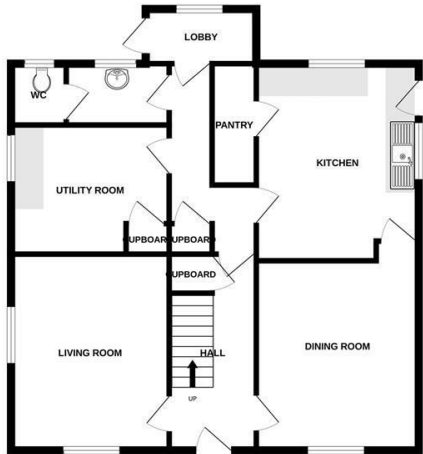
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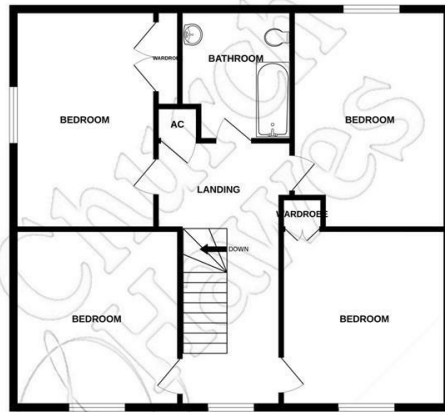
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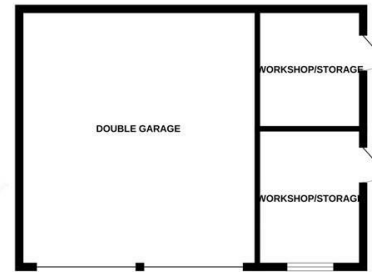
GROUND FLOOR



1ST FLOOR



GARAGE/WORKSHOPS



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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