



Peartree Lane, Bulphan

Guide Price £1,400,000 - £1,500,000

ESTABLISHED 1894
Hilbery
Chaplin



The Property

Welcome home to this wonderful five-bedroom barn conversion with over 3,300 sq. ft of luxurious living accommodation set on approximately 1.7 acres of land in the beautiful village of Bulphan.

Step through the custom doorway into the impressive entry hall with vaulted ceilings leading through into the large triple aspect living room with LVT flooring, underfloor heating (of which runs through the entire ground floor), Jotul wood burner and bi-folding doors onto the sweeping patio.

There are a further two reception rooms, one currently set up as a playroom providing a great space for children to enjoy and the other currently being used as a home office, perfect for working from home, both rooms enjoying views over the beautiful garden. The property further benefits from a downstairs shower room and utility room where the boiler is located and the utility room can be accessed externally.

The heart of the home is the open plan kitchen/family room with bi-folding doors to the rear, where you can really appreciate the extensive grounds. The bespoke fitted kitchen is beautifully designed with a centre island, granite worktops, plenty of units and worksurfaces, Stoves range cooker and further integrated appliances including a wine cooler and microwave.

Journey on upstairs to the mezzanine landing leading to five spacious double bedrooms and family bathroom with Aqualisa digital control. The main bedroom which is the width of the home benefits from fitted wardrobes and ensuite shower room.

Externally there is a large entertainment room, 30ft by 20ft, with power and water connected, fitted bar and beautiful terrace. There is also a mobile building, shed, children's playhouse and play centres.

The plot extends to approximately 1.7 acres and the grounds have been beautifully maintained by the current owners and include mature trees, orchard with an array of fruit trees, a mature pond and planning permission for an outdoor swimming pool. Please note there is a Protek self-build warranty in place which is valid until June 2029. Council Tax Band G. EPC rating B.

*A wonderful opportunity to acquire this five-bedroom barn conversion.
For further details and to arrange a viewing call 01277 262600.*



Location and approximate mileages

A127 junction	1.9 miles
West Horndon railway station	2.2 miles
A13 Orsett Heath Junction	3.3 miles
Brentwood shopping centre	6 miles
Upminster tube and rail station	6.5 miles
Lakeside shopping centre	8.7 miles

Bulphan is a village in the borough of Thurrock in the East of England and one of the traditional parishes in Thurrock.

It forms part of the Orsett ward of Thurrock Council and located 21 miles east north-east of Charing Cross in central London.

Bulphan has a well-stocked grocery shop and post office in a side extension of the village hall, as well as bus services which runs between Grays and West Horndon and Brentwood.

School buses run to Shenfield School and Socketts Heath Baptist Church.

Orsett Hall Hotel, restaurant and spa is located just 2.9 miles away. It is surrounded by Essex countryside and set in 12 acres of landscaped gardens.

If golf is your hobby there are three golf clubs close by: Top Meadow Golf club, Dunton Hill Family Golf Club, and Cranham Golf club.

The Thames Chase Forest Centre is just 5 miles away and offers a great location for walking, and bicycle trails, café, and shop.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3556 ft²

330.5 m²

Balconies and terraces

400 ft²

37.2 m²

Reduced headroom

76 ft²

7.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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