



Glenwood, Bulphan

Offers in the region of £1,350,000

ESTABLISHED 1894
**Hilbery
Chaplin**

incorporating John H Bayliss & Co



The Property

A unique opportunity to acquire this spacious detached bungalow with approx. 1.8 acres, 11 bedrooms (9 ensuite), numerous outbuildings and detached 4 car garage. A successful Guesthouse for over 30 years.

- Approx. 1.8 acres with a 130ft road frontage
- 11 bedrooms (9 ensuite): 5 bedrooms (3 ensuite) are in the bungalow
- Adjacent annex with 4 en-suite bedrooms that have been used for paying guests
- Large brick outbuilding previously used as a dining and entertainment hall, with catering kitchen plus 2 x en-suite bedrooms
- Very large timber outbuilding with veranda, building has been sub divided into four separate rooms
- Large front driveway with off street parking for numerous vehicles and separate driveway at side of property to garage.
- Large detached double width, double length garage for 4 cars
- South facing rear garden with large patio area, extensive lawn and at the plot end numerous trees and shrubs forming a woodland
- Ideally positioned moments from A128, benefiting from excellent road and rail links; minutes from the A127, A13, close to M25 and C2C rail line in neighbouring village of West Horndon.

This rare opportunity offers flexibility in its future uses; as purely a residential property with acreage and outbuildings, or potential for combining a work from home lifestyle by continuing as a successful guesthouse or whilst using the outbuildings to their maximum potential.

*Agents note. Business rates for using as a B&B/Guesthouse can be free under small business rate relief.

Council Tax band G. EPC rating E.

Unique and rare opportunity - viewing is necessary to fully understand what this property has to offer.

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
Basildon shopping centre	5.5 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.

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.



