



# HASSENBROOK HALL

STANFORD-LE-HOPE, ESSEX

savills



# A LISTED C.17 HOUSE WITH POTENTIAL FOR A VARIETY OF USES

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## HASSENBROOK HALL, DUNSTABLE ROAD, STANFORD-LE-HOPE, ESSEX

- Listed house within a developed urban location
  - Listed walled gardens
  - Established Bed & Breakfast business
  - Close to A13 with access to East London
  - Potential ground floor annexe/bed 7
  - About 3,716 sq ft
  - 6 en suite bedrooms
  - Dressing room and shower room
  - Reception hall with inglenook fireplace
  - 3 delightful reception rooms
  - Kitchen/breakfast room
  - Utility room
  - Study
  - Cloakroom
- About 0.7 acre
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Railway station: 0.8 miles (C2C line into Fenchurch Street); A13: 1.2 miles; M25: 8.1 miles; Canary Wharf: 22 miles (all distances are approximate).

### Situation

The house occupies a lovely plot with attractive gardens enclosed by a high brick wall, occupying a built-up, urban location to the north of Stanford-le-Hope town, which provides a cosmopolitan range of shops, restaurants and pubs and includes a mainline railway station on the C2C service into London's Fenchurch Street.

### Description

Hassenbrook Hall is listed as being Grade II of Architectural or Historical Interest and an extract from the listing states "Early C17 house, extensively altered. Red brick timber framed and plastered north side. Red plain tile roofs."

The principal reception hall enjoys high ceilings with exposed timbers and features a lovely red-brick inglenook fireplace with fitted wood burner. Adjoining is a kitchen/breakfast room finished with a clay tiled floor with under heating. The room also features some exposed timbers.





A large island with granite top incorporates integrated ovens, a sink unit and seating area at one end. An inglenook fireplace includes a Rayburn, Whirlpool washing machine, separate free-standing freezer and there is an adjacent built in pantry and butler sink. At the opposite end of the house is a family room, a separate dining room overlooking the gardens and a dual aspect drawing room, 21'.42 x 14'.8". The focal point of this delightful room is the lovely fireplace with a Peace and Plenty design. A door leads into an adjoining study.

The first floor has six en suite bedrooms, a dressing room and bathroom. The en suite facilities have been installed as part of the current owners' bed and breakfast business they have been running.

A drive leads into a substantial concreted parking area beside the house leading onto a pathway into the garden. To the front, the house is screened by mature conifer hedging whilst to the rear, enjoying a south-east aspect, lie the walled gardens which are predominantly lawned, bordered by privet hedging and planted with some specimen trees including mulberry, cedar and monkey puzzle. Close by are some garden stores and a summer house. The property has previously had planning permission approved for a hotel and has been running as a bed & breakfast since about 1992.

**Services:** All mains services connected.

**Directions:** From Sadlers Farm roundabout, proceed west on the A13 for 6.2 miles, exiting signposted Stanford-le-Hope onto the A1014. Take the first exit and at the roundabout take the first exit onto Dunstable Road where the property will be found on the left-hand side just after Parry Close on the right.

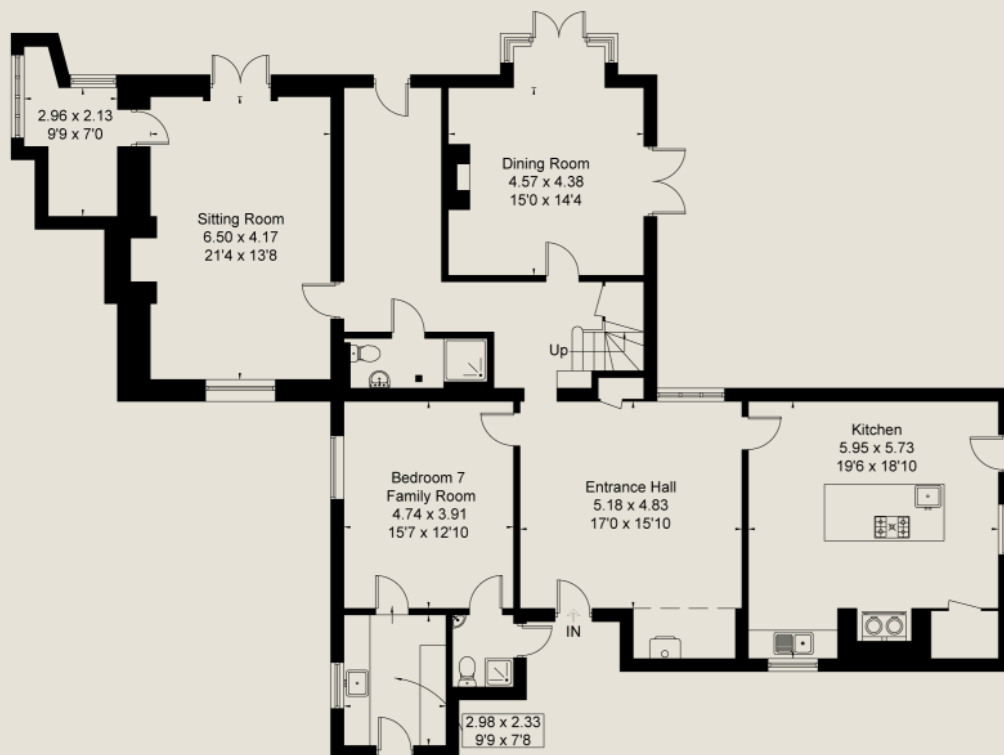
**Postcode:** SS17 8QT

**Viewing:** Strictly by prior appointment with the sole agents Savills.



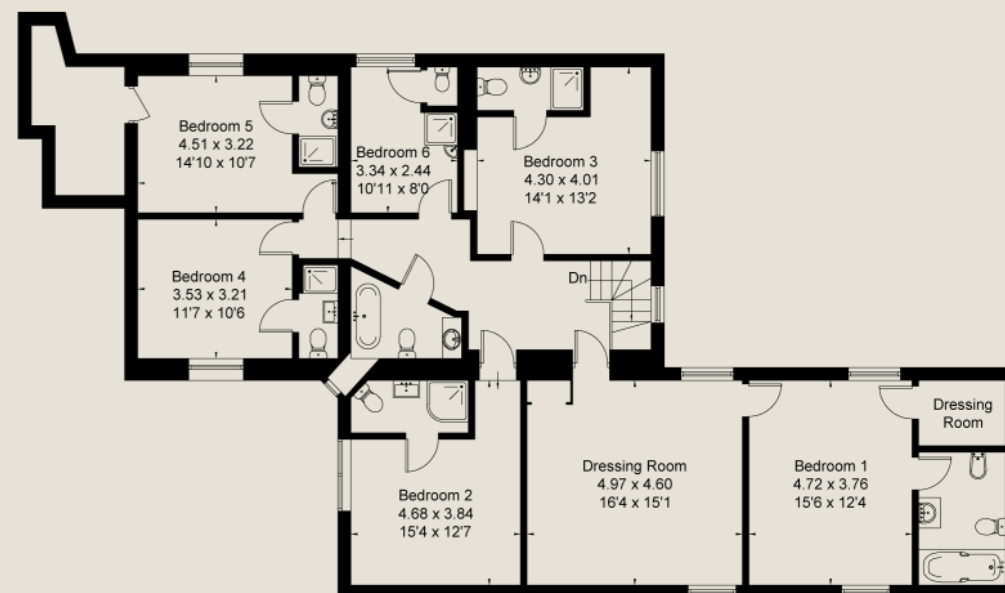


Approximate Area = 336.6 sq m / 3623 sq ft  
Including Limited Use Area (5.7 sq m / 61 sq ft)  
For identification only. Not to scale.  
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#### Ground Floor

Area = 182.2 sq m / 1961 sq ft  
(Limited Use Area = 3.4 sq m / 36 sq ft)



#### First Floor

Area = 155 sq m / 1668 sq ft  
(Limited Use Area = 2.1 sq m / 23 sq ft)

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