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## Historic Barrow Hall Farmhouse Listed for £2.8 Million in South Essex

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– Categories: Real Estate



A Grade II-listed farmhouse believed to date back to the sixteenth century has been listed for sale at £2.8 million in Little Wakering, South Essex. Situated on Barrow Hall Road, Barrow Hall Farmhouse is a part-moated rural retreat, believed to trace its origins to the sixteenth century, offering a rare blend of heritage and modern comfort.

The listing by EweMoves notes that the property was once home to the Lord of the Manor circa 1763, contributing to its notable heritage. The listing emphasises features such as extensive exposed beams, ironwork and masonry, reflecting its former use as a courthouse.

This architectural legacy creates an atmosphere of timeless elegance, appealing to those who value Britain's rich historical tapestry.

The farmhouse offers four bedrooms and two bathrooms, plus reception rooms and utility space, laid out for practical family living. It features two principal reception rooms, a cosy reading room, and a versatile study or craft space. The farmhouse-style kitchen, complete with a laundry room and ground-floor cloakroom, caters to practical needs while retaining rustic charm. One bedroom boasts an ensuite dressing room and shower, while the main bathroom features a luxurious roll-top Victorian-style bath, perfect for unwinding.

Beneath the house lies a cellar, ideal for storage, while outside, a boiler house and boot room with WC add functionality.

The current owner, who has cherished the property for 23 years, has raised a family here and hosted memorable gatherings in the sprawling gardens. In a recent interview with EweMoves, they shared, “This home has been a haven for our family, filled with laughter and celebrations. The gardens and moat make it truly special.”

The grounds, spanning approximately seven acres, are a standout feature. Formal gardens envelop the house, with a moat framing two sides, creating a serene and secluded ambience. The listing highlights an “enviable array of trees and bushes,” including evergreens and fruit trees, alongside a lawned orchard to the east. A private driveway leads to two parking areas, a hardstanding yard, and a detached double garage with an annexe.

The annexe includes a kitchenette, vaulted-beamed entertaining room, mezzanine-level games space and shower room. It could serve as a home office, gym, or accommodation for multigenerational living, subject to necessary permissions. The grounds feature a secure barn, an open-fronted storage barn, a stabling block with eight stalls, paddocks and a manège, suiting equestrian use.

Planning permission granted in the 2011–15 period for a two-storey rear extension has since lapsed, though drawings remain available. This offers potential buyers the opportunity to expand the home while preserving its historic essence.

Barrow Hall Farmhouse stands as a testament to Britain's architectural heritage, offering a unique opportunity to own a piece of history in the heart of South Essex. For those seeking a rural escape with character, space, and versatility, this property is KERNEL.

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