



## BARRACK HOUSE

Trinity Street, Halstead, Essex, CO9 1JQ

Guide price £525,000 to £550,000

DAVID  
BURR







Barrack House, Trinity Street, Halstead, Essex, CO9 1JQ

Barrack House was originally constructed during the 1950s and is a very flexible family home, with adaptable accommodation arranged over two floors offering potential multi-generational living, and extensively modernised by the current owners since 2019. Situated in a conservation area of the market town of Halstead, opposite the rather stunning Holy Trinity Church, the property offers some very appealing features not apparent from a cursory drive-by, including a well-proportioned rear garden and a substantial amount of parking, park of which is securely gated. A particular adaption of the property is the provision of a ground floor bedroom and adjacent shower room suite providing for a degree of independent living, within the house itself. The property offers a perfect blend of character and modern comfort and is ideally located for access into the town centre, major amenities and road links serving Braintree the A120 and beyond.

Entrance door leading to a very versatile entrance porch and boot room with bespoke fitted furniture for storage, window to front and further doorway to the inner hall. From the inner hall there are doors to the principal rooms within the house and A stair case rising to the first floor with bespoke bench seating to the understairs area. The dining room is a light and spacious room with wonderful views looking to the church. The sitting room features a fireplace with inset log burner style electric fire and French doors leading through to the very well proportioned conservatory.

The kitchen is comprehensibly fitted with counter tops, drawers and cupboard, matching wall units, sink top, double oven, gas hob and canopy extractor over. A window overlooks the rear garden and from the kitchen is an opening to rear lobby which in turn provides access to a very deep and useful utility cupboard currently housing a washing machine and tumble dryer (not included). There is further door way from the rear lobby to the recently installed shower room, with walk in shower and matching suite, and at the far end of the inner lobby is a guest or fourth bedroom which overlooks the rear garden.

To the first floor there are three bedrooms, two of which are fitted with a range of very beneficial wardrobe storage units, the front bedroom enjoying views over the church and immediate environs. Supporting the bedrooms is a bathroom with white suite and a cupboard on the landing provides linen storage and houses the boiler.

Outside

The property is set back from the road and there is a block paved pathway to the entrance door. Side access provides a passage to the rear garden which features a large patio area, space for hot tub, lawned area and pathway to the garage and internal part of the parking compound. There is a electrically operated sliding gate providing access onwards to the further parking area offering space for the stabling of three to four vehicles (see photographs).

The well presented accommodation comprises:

Three bedrooms	Guest bedroom/study
Dining room	Parking potential for numerous vehicles and motor home if required
Conservatory	Well proportioned rear garden
Kitchen/breakfast room	Garage
Utility cupboard	Ideally located to town amenities

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access	
Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min

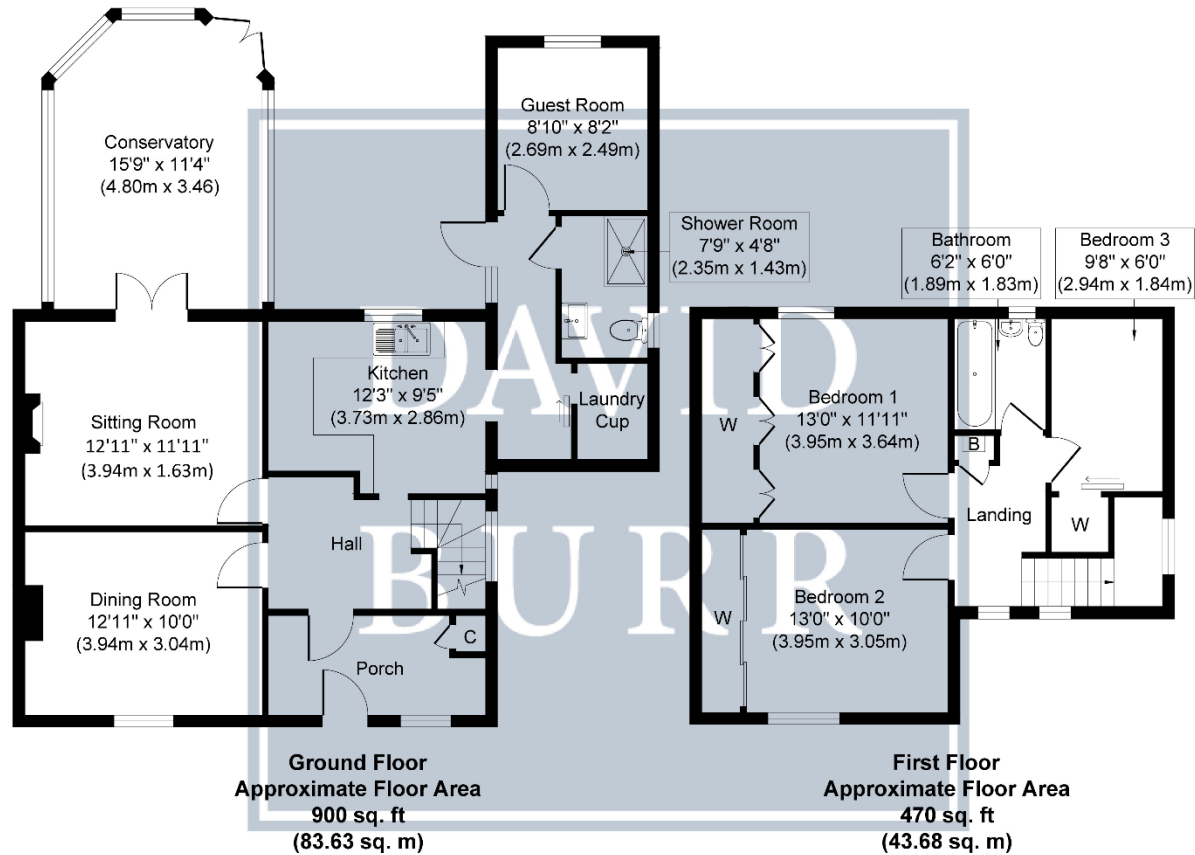












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: D Broadband: Fibre to the premise

Tenure: Freehold Construction type: Brick and tile

Broadband speed: up to 2000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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**DAVID  
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