

# NEWCOMBES

POOLE STREET, GREAT YELDHAM, HALSTEAD, ESSEX.



- Grand Detached Period Home
- Galleried Entrance Hall
- 3 Spacious Reception Rooms
- Fabulous, spacious Orangery
- Useful Cellar

- 5 Double Bedrooms
- 3 En-Suite Shower Rooms
- Family Bathroom & Cloakroom
- Stunning Well Established Grounds Of Approximately 6 Acres

- Several Outbuildings
- Beautiful Lake With Boat House
- On Site Holiday Let Business Included With 5 Self Contained Studio Units
- Offered With No Onward Chain

**michaels**  
property consultants

Call the Michaels Halstead team on 01787 322799



# NEWCOMBES, POOLE STREET, GREAT YELDHAM, ESSEX.

Michaels are privileged to bring to the property market Newcombes... a truly striking, imposing and aesthetically pleasing grand detached residence set within a spectacular semi-rural plot of approximately 6 acres. This magnificent home boasts impressive living accommodation of some 3376sqft, along with a successful business consisting of five self-contained 1 bedroom B&B/ holiday let studio buildings lying within the stunning grounds. The main residence purchased by the current owners some 25 year ago has been reimagined and extended extensively, and now offers a range of spacious living and sleeping quarters.

## THE GROUND FLOOR

Upon entering the home, you are greeted by a welcoming Reception Hall with a grand staircase leading to the galleried landing. Doors from the Hall lead to the formal Dining Room featuring a marble open fireplace, Study, Sitting Room with fully equipped Bar, and the Kitchen/Dining Room. The custom made Kitchen with granite work surfaces, offers plenty of storage and a range of appliances. From the Kitchen, a door leads into the large Utility Room, Boot Room, Cloakroom, Cleaners Storeroom with access to the Cellar.

Finally, the ground floor accommodation is complimented by the fabulous, spacious Orangery which features bi-folding doors opening onto the garden and paved courtyard.

## ROOM DIMENSIONS

Entrance Foyer	5'10" x 4'11"	1.79m x 1.50m	Utility Room	10'9" x 12'2"	3.29m x 3.70m
Reception Hall	12'8" x 13'7"	3.86m x 4.13m	Boot Room	6'3" x 12'0"	1.91m x 3.66m
Dining Room	12'8" x 13'7"	3.85 x 4.14m	Orangery	26'6" x 15'0"	8.07m x 4.57m
Sitting Room	13'10" x 26'3"	4.22m x 8.01m	Cloakroom	3'6" x 4'10"	1.07m x 1.47m
Study	14' 0"x 6'9"	4.26m x 2.06m	Cleaners Room	3'7" x 13'9"	1.08m x 4.18m
Kitchen Area	13'3" x 13'1"	4.03m x 3.99m	Cellar	15'9" x 10'7"	4.79m x 3.23m
Dining Area	12'6" x 11'11"	3.82m x 3.63m			



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The Living Room, with french doors opening onto the gardens

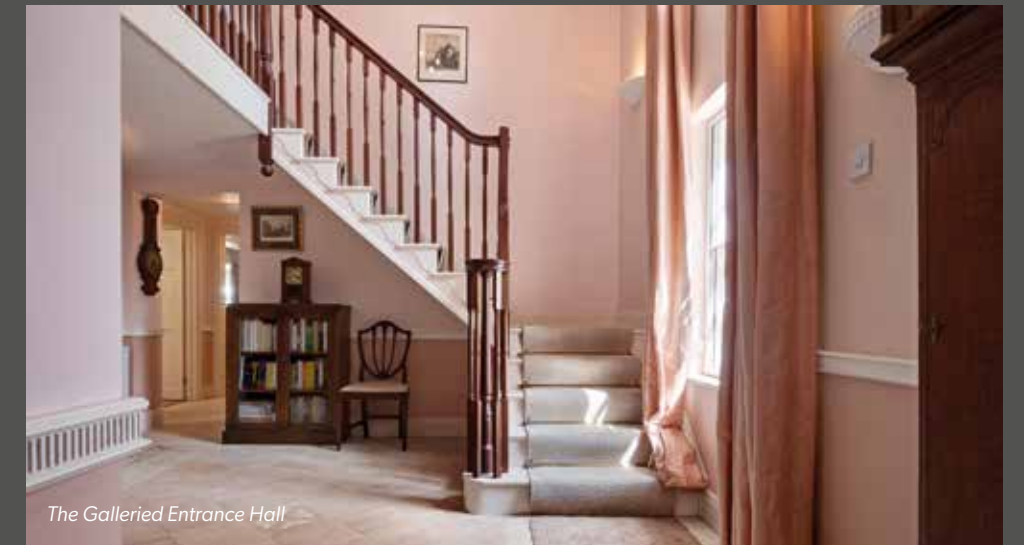
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The elegant Dining Room, featuring a Marble Fireplace



The fully equipped Bar and of the Living Room



The Galleried Entrance Hall



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The Kitchen, featuring a central Island with storage, and Granite Worktops

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The Orangery



The Kitchen Dining area



The Orangery, bifold doors to garden



The Utility Room



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## THE FIRST FLOOR

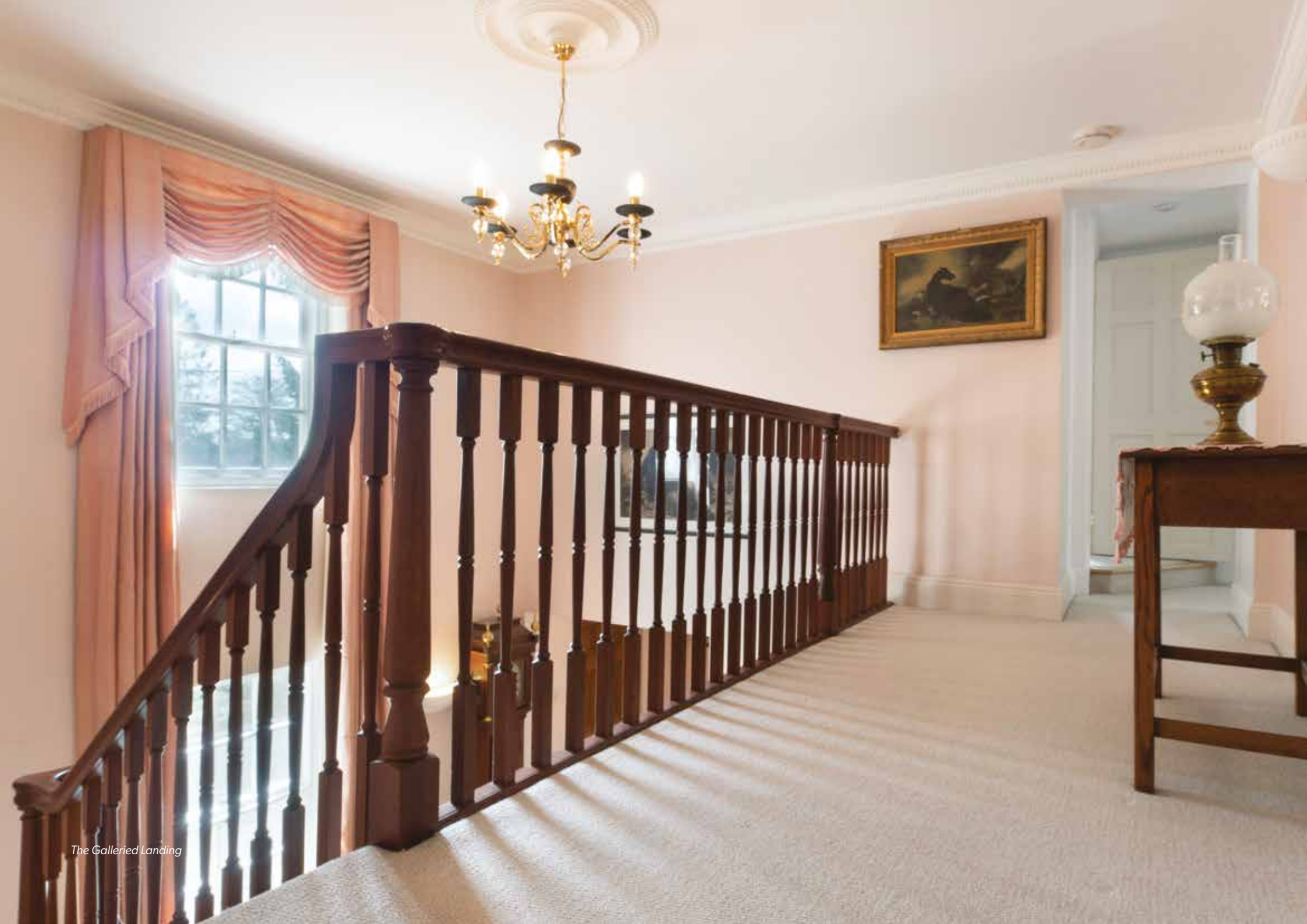
On the first floor, the galleried landing leads to the spacious Master Suite with dual aspect windows to both the rear and side, and patio doors which open onto the large Balcony, offering exceptional views over the extensive grounds. The Balcony features a spiral staircase which leads directly to the stunning gardens. The Master Bedroom is further complimented by a spacious Dressing Room and En-Suite Shower Room. Four more good sized Bedrooms, two of which are enhanced with En-Suite facilities, and a Family Bathroom complete the first floor accommodation.

## ROOM DIMENSIONS

Landing	18'2" x 5'0"	5.53 x 1.53	Bedroom 3	14'1" x 12'0"	4.30m x 3.65m
Master Bedroom	18'11" x 18'7"	5.57m x 5.66m	Bedroom 4	8'9"x14'5"	2.66m x 4.41m
Dressing Room	7'2" x 9'11"	2.18m x 3.03m	Bedroom 5	8'2" x 12'9"	2.5m x 3.86m
Bedroom 2	19'3" x 13'9"	5.87m x 4.20m	Bathroom	7'1" x 8'3"	2.16m x 2.51m



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The Galleried Landing



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The Master Bedroom

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Master Bedroom French Windows



Master Bedroom Balcony with Spiral Staircase leading to the garden



The Galleried Landing



The Family Bathroom



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Bedroom 2, with dual aspect windows

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Bedroom 3



En-Suite Bathroom



Bedroom 4



En-Suite Shower Room



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## GROUPS & GARDENS

As previously mentioned Newcombes sits proudly on a plot of approximately 6 acres. To the front, the property is retained by a dwarf brick wall and a lawned front garden which has a range of trees providing privacy to the home from the road. There is also a sweeping driveway to the front of the home and electric gates to the side of the plot which lead to the garages, courtyard and outbuildings. Parking for the Studios can also be found to the front of the plot. The garden itself is truly remarkable and is completely private from any neighbouring properties. Split into a variety of different sections it's a brilliant space for anyone who is green-fingered. There is a varied collection of rare trees and plants which have matured over the years. The property also comes with its own lake which is the centre-piece of the garden.

## FURTHER OUTBUILDINGS

The property also benefits from a range of outbuildings which include a triple garage, a large workshop, and two substantial storage buildings, one with a cloakroom, as well as the boat house which overlooks the lake.

## STUDIOS AT NEWCOMBES

An excellent addition to the accommodation at Newcombes is the collection of five, self-contained one bedroom B&B's/holiday lets. Previously ran as very successful business receiving some excellent reviews on booking.com and airbnb, there is huge potential for a prospective purchaser to revive this business, positioned adjacent to the main house they are all fully furnished, equipped and ready to go. The Studios come with their own private garden and five parking spaces.

## STABLES AT NEWCOMBES

Some distance from the main home, the existing Stables were converted in 2014 to a development of a three-bedroom bungalow and three, one bedroom bungalows all used in a Holiday Let business with their own access and driveway off the main road, along with their own parking and private garden which is secured by fencing and gates. Available to purchase at a separate negotiation - please speak to a Michaels representative for further information.

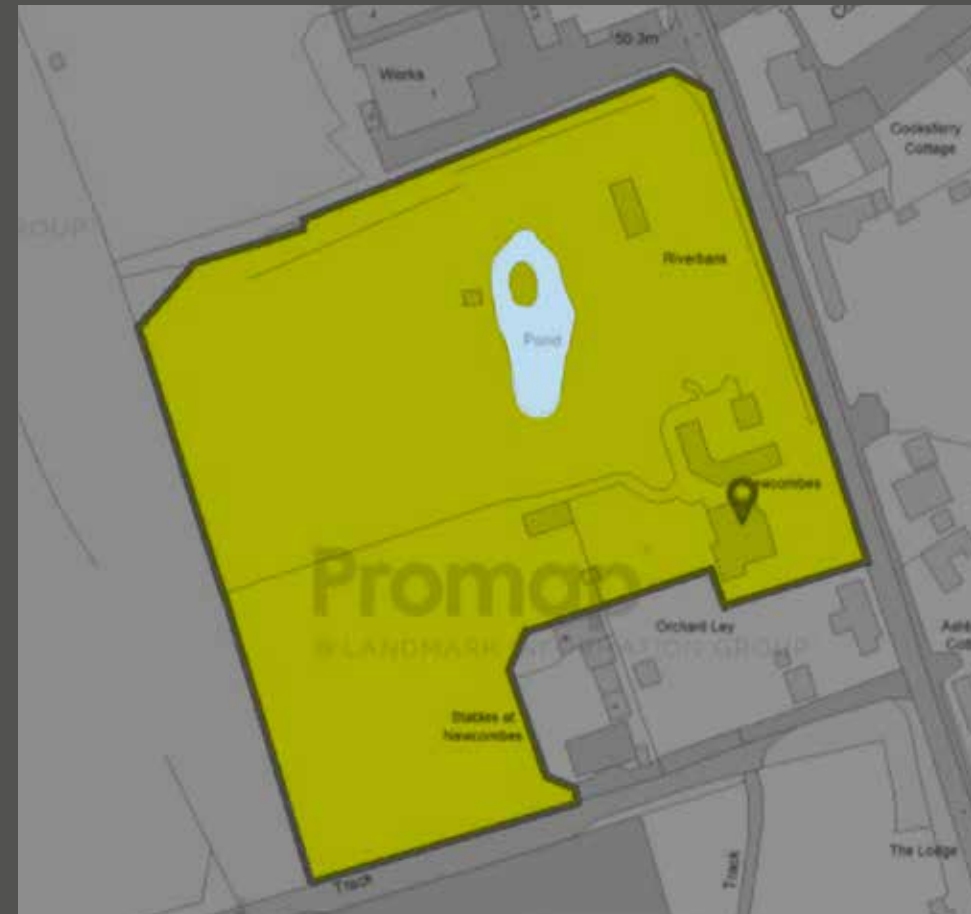
## SERVICES

The property is connected to mains water, drainage, electricity and oil fired heating.

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## LOCATION

Great Yeldham is a village in north Essex, England, about 6 miles (10 km) from the Suffolk border, situated along the A1017 between Braintree and Haverhill. The village is where the infant River Colne is joined by a stream from near Stambourne and another that has flowed via Toppesfield. Great Yeldham contains the "Great Oak", an old preserved oak tree in the centre of the village, which is claimed to have been recorded in William the Conqueror's Domesday Book of 1086. The village boasts a Post Office and village store; a small Supermarket; two fast food take-away outlets; a Veterinary Surgery; an outreach Doctors' Surgery; a hairdressers and three Public Houses.



Aerial view of the stunning grounds of Newcombes



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Aerial View of the man house

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Aerial view of the pond and Boathouse



Formal Garden pathway



Outbuildings



The Stables at Newcombes



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The Studios at Newcombes

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Studio interior, showing the Kitchenette and Bedroom area



Studio sitting & dining area



Studio Shower Room



Studio Gardens





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