



Sewells Farm, North End Road, Little Yeldham, Halstead, Essex, CO9 4LE

- Popular village location overlooking the Parish Church
- Four Bedrooms
- Four En-Suites
- Double Bay Cart Lodge
- Impressive Open Plan Living
- Large South Facing Garden
- Charming Walled Courtyard
- Farm Land Views To The Rear
- Beautifully Presented Barn Conversion



PROPERTY DESCRIPTION

Situated in the delightful hamlet of Little Yeldham surrounded by farm land is this beautifully presented barn conversion offering extensive and charming accommodation over one level. West Barn offers bright and airy, versatile accommodation throughout and offers an array of wealth and period features with modern and contemporary finishes.

Situated in a secluded location amongst two other barn conversions with farm land views to the rear, the barn is approached via a charming walled court yard leading to an attractive semi- circular herringbone brick step. Upon entering the property is an impressive, spacious open /plan living space. This stunning room offers vaulted ceilings and exposed oak beams with engineered wide oak flooring. Shuttered windows over look the village green to the front aspect and to the rear aspect floor to ceiling windows over look the court yard.

The kitchen / breakfast area has been fitted with a range of shaker style units with quartz work tops with inset sink and drainer. Integrated appliances include a Bosch fridge and freezer, Neff slide / hide oven , combi microwave oven, dishwasher, wine chiller and an induction hob with a down draft extractor A large breakfast bar offers an ideal space for entertaining. Access is provided into a utility room, with matching base units with quartz worktops over, inset sink and drainer and integrated Bosch washing machine and tumble dryer. From the utility room there is access into the plant room housing the boiler, heating controls and pressurised water cylinder. There are four bedrooms each served by en-suite facilities and a cloakroom is accessed via an inner hall way. Bedrooms one, three and four all enjoy views over the charming courtyard area whilst bedroom two has the added benefit of a dressing room and mezzanine storage area. Externally the barn has access to a delightful, double bayed, oak post cart lodge with power and light connected and the capacity for an electric car charging point. The barn is approached via an impressive South facing, walled courtyard ideal for entertaining with a selection of raised beds and lawn areas. To the South is a further extensive garden area with post and rail fencing and laurel hedging to the boundary and enjoys far reaching views over open farmland. This also has the added benefit of power and water supply which would lend itself for the erection of a studio / home office subject to the required planning consents.

Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors surgery and vets for everyday needs with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street. Stansted airport is located under 30 miles from the property.



ROOM DESCRIPTIONS

Property Information

(With Approximate Room Sizes)

Entrance door providing access to;

Entrance Hall / Open Plan Living Area

12.54m Max x 10.53m Max (41' 2" x 34' 7")

Kitchen / Breakfast Room

5.84m x 5.27m (19' 2" x 17' 3")

Utility Room

2.75m x 1.56m (9' 0" x 5' 1")

Boiler Room

2.92m x 1.56m (9' 7" x 5' 1")

Plant Room

2.92m x 1.53m (9' 7" x 5' 0")

Inner Hallway

Cloakroom

1.75m x 1.22m (5' 9" x 4' 0")

Bedroom One

6.04m x 4.88m Max (19' 10" x 16' 0" Max)

En-Suite

03.32m x 1.89m (10' 11" x 6' 2")

Bedroom Two

5.81m Max x 3.64m (19' 1" x 11' 11")

En-Suite

2.40m x 1.95m (7' 10" x 6' 5")

Dressing Room

3.25m x 2.30m (10' 8" x 7' 7")

Bedroom Three

4.12m x 3.37m (13' 6" x 11' 1")

En-Suite

2.30m x 1.60m (7' 7" x 5' 3")

Bedroom Four

3.81m x 3.35m (12' 6" x 11' 0")

En-Suite

2.26m x 1.86m (7' 5" x 6' 1")

Cart Lodge

5.94m x 6.49m (19' 6" x 21' 4")

Agents Note

EPC: TBC

Maintenance for the drive is equally shared by all three properties.

Anglian water has a right of access over the drive to reach a treatment plant situated to the rear of the playing field.

Viewings

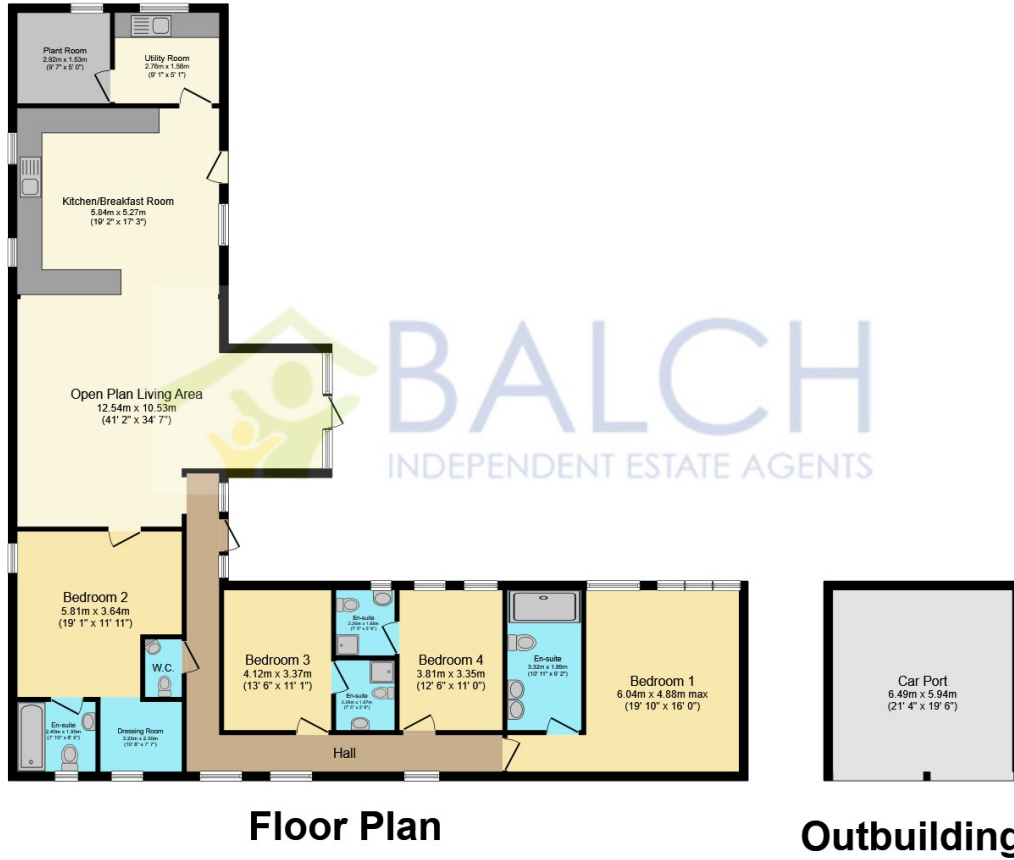
By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Estate Agents Act 1979 - Declaration of Interest
UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER (ST GILES PROPERTIES) HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD.



FLOORPLAN



Floor Plan

Outbuilding

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