



WAKES HALL

Wakes Hall Lane, Belchamp St. Paul, Sudbury, Essex, CO10 8LA

Guide price **£895,000**

DAVID
BURR



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Wakes Hall is a superb Grade II listed farm house enjoying an exceptional location along a private road and being surrounded by open farmland with panoramic views in all directions. The current owners have extended and restored the current property to an especially high standard in a sympathetic manner in keeping with the fabric of the original structure. The property was an original hall house and as such has a wealth of exceptional period features associated with this era along with the more recent addition by the current owners.

The principal reception is especially appealing and has a dual aspect with views to the north elevation over an attractive natural pond with farmland beyond and to the south over the manicured gardens and grounds. This exceptional room has an impressive heavy oak frame on display throughout with magnificent beams to the ceiling and walls and has an attractive herringbone brick floor. A substantial inglenook fireplace provides a focal point which has a brick hearth and oak bressummer above and an inset woodburning stove and this is flanked by a useful storage cupboard which was originally thought to house the bread oven. There is a door to the rear terrace and a historic stair case which is mentioned in the listing rising to the galleried landing.

Accessed directly from the principal reception room is a charming snug which has a window to the front elevation benefitting from the same view as the principal reception room. This is a delightfully proportioned room with attractive exposed wall and ceiling beams and has a pretty Victorian fireplace with a carved wooden surround and tiled hearth which is flanked by a useful storage cupboard.

The new addition to the property blends seamlessly with the original structure and has been designed with modern living and lifestyles in mind and benefits from underfloor heating throughout. The principal area of the new extension houses an impressive kitchen/breakfast room which has a slate tiled floor and is extensively fitted with a range of floor mounted shaker style units with granite worktops and upstands, a double Belfast sink and integral appliances to include a Range cooker with an extractor hood above, integral dishwasher an impressive central island unit with breakfast bar and full height larder storage cupboards staged around a space for an American fridge freezer. The room benefits from a triple aspect and has French doors to an extensive terrace making it ideal for entertaining and on the easterly side of the room is a beautiful inglenook fireplace with stone hearth, oak bressummer beam and wood burning stove.

A ledge and board door from the kitchen/breakfast room leads to a particularly useful and practical boot/utility room which has slate flooring, a range of floor and full height units with granite surfaces and upstands, a Belfast sink, plumbing for a washing machine and space for a tumble dryer and further coat and boot storage. From the boot room via a ledge and board door is a well-appointed and spacious cloakroom with a pedestal wash hand basin and matching WC. To the rear of the cloakroom and boot room accessed externally is the boiler room.

The stairs rise to a delightful galliard landing which has a window to the rear over looking the grounds, impressive wide oak floor boards along with an imposing red brick chimney breast on display.

A step rises to a half landing with a window to the rear, beyond which is the new extension and the principal bedroom which has a range of full height built in wardrobes, a part vaulted ceiling, a window to the rear and a door opening to a well appointed ensuite bath/shower room with a free standing oval ended bath, oversized walk in shower cubicle, pedestal wash hand basin and matching WC with a sash window giving superb views across the open countryside. There are three remaining bedrooms, one of which is situated in the new addition and the two remaining bedrooms being in the original part of the house. The second bedroom has a sash window on the easterly elevation giving far reaching countryside views towards the Suffolk border and is an absolutely charming room with exposed oak framework on display, a part vaulted ceiling and an attractive Victorian fire grate with pine surround which is flanked by two useful storage cupboards. The other bedroom has views to the north overlooking the pond and is absolutely delightful with exposed oak frame work to the walls and ceiling and a beautiful red brick fireplace with oak lintel above flanked by a large walk in storage cupboard.

These remaining bedrooms are served by a well-appointed family bath/shower room which has a walk-in shower cubicle, pedestal wash hand basin, roll top claw foot bath and a matching WC and appealing exposed beams to the walls and ceiling.

Outside

Wakes Hall is approached via a five bar gate hung on oak posts leading to an extensive gravel drive which is flanked by granite sets to one side beyond which is a beautiful natural pond and to the west side is an attractive red brick wall which is adorned by climbing plants to include roses and wisteria. The drive extends to the side of the property and in turn leads to an impressive detached cart lodge/workshop which is fully equipped with power and light.

Immediately to the rear of the property is an appealing sandstone terrace benefitting from a southerly aspect which has pamment edging beyond which is formal manicured lawn. The sandstone path stretches around the property accessing a gravel path to the front elevation. There is a second entertaining terrace on the easterly elevation which has a beautiful mellow red brick wall to the rear providing an impressive feature and a substantial pergola offering an attractive shaded seating area over looking the pond and fields beyond. There are numerous specimen trees throughout the property to include oak, flowering cherry and apple, and a large willow tree placed at the edge of the pond.

The grounds provide complete privacy and are defined by attractive wrought iron estate fencing to the boundaries and the garden is clearly segregated between formal areas and a useful storage area at the rear of the cart lodge with secure storage and log storage. Beyond this a beautiful loggia with ornamental iron work and this provides a passage to the fully enclosed vegetable garden which has geometrically raised beds set within stone paths. There is a beautiful seating area adjacent to the loggia which overlooks the easterly aspect. Beyond the formal lawn is a five bar gate leading to a further expanse of grass adjacent to the vegetable plot beyond which is a wild flower meadow which has been planted with a variety of native trees to provide focal point and interest and colour throughout the year.

In all about 1.20 acres (sts).

The well presented accommodation comprises:

Superb listed former hall house

Stunning rural location

Impressive kitchen/breakfast room

Appealing period details and open fireplaces

Four bedrooms and two bathrooms

Beautiful landscaped grounds

Stunning open views

Substantial outbuilding

Agents notes

Listed building ID: 1308788

The new ground floor addition benefits from underfloor heating.

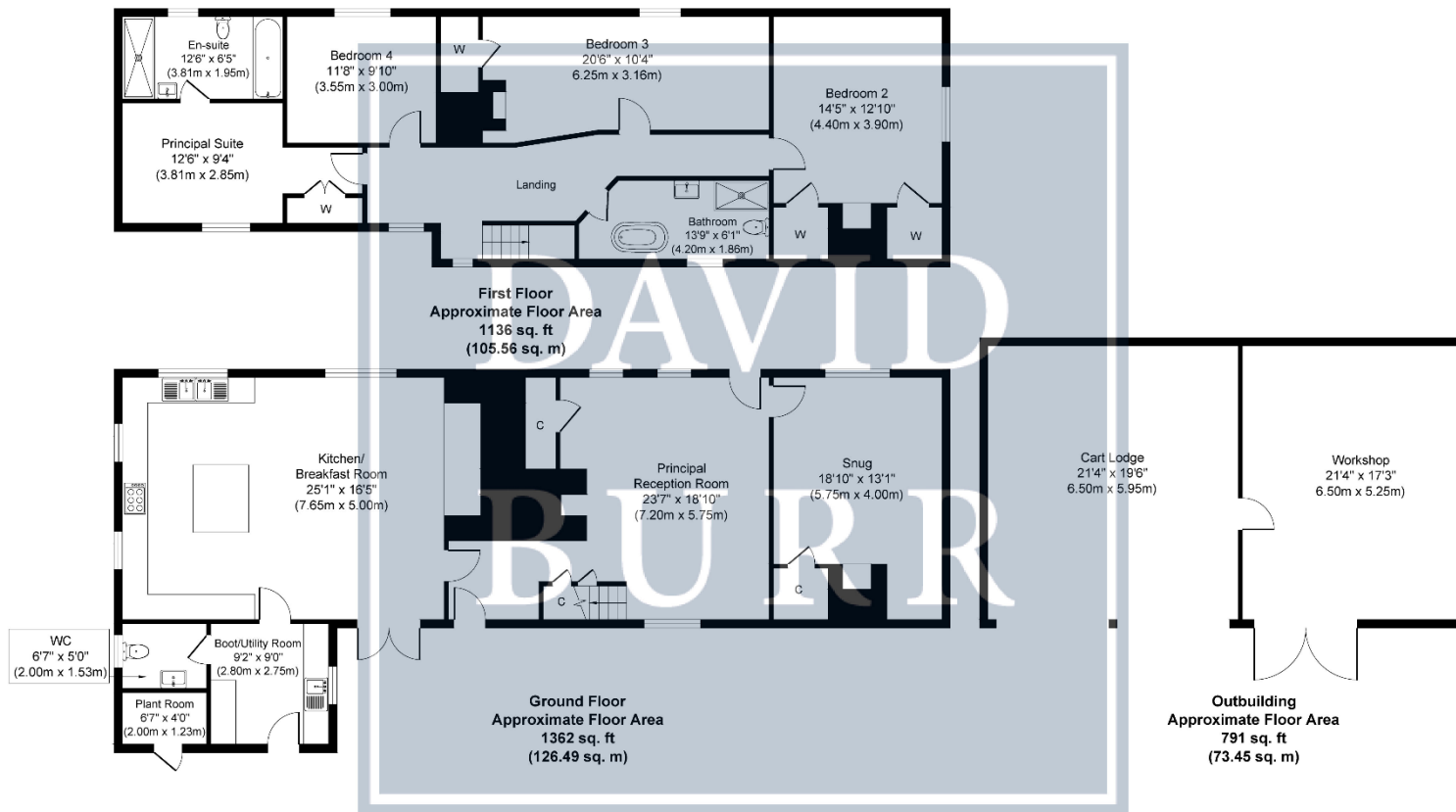
Location

Belchamp St. Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine slate village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street via Sudbury (7 miles to the station), Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.









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 private drainage (septic tank)

Oil fired heating to radiators. EPC rating: D

Council tax band: E Broadband: Mobile

Tenure: Freehold Construction type: Timber framed

Broadband speed: up to 5 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

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