



## CHURCH FARM HOUSE

Church Road, Stambourne, Essex, CO9 4NR

Guide price £800,000 to £825,000

DAVID  
BURR



## Church Farm House, Church Road, Stambourne, Halstead, Essex, CO9 4NR

Church Farmhouse is an attractive Grade II listed Georgian property with appealing proportions and features associated with the era. The property enjoys a pleasant location directly opposite the parish church and offers generous and stylish accommodation with a layout typically associated with this period. NO ONWARD CHAIN.

A four-panelled door with a glazed aperture above opens to the impressive and inviting reception hall, which has exposed floorboards, the original staircase with panelling and a pine handrail rising to the galleried landing. The principal reception rooms are all accessed via the original four-panelled doors from the reception hall, and there is a rear door which is part-glazed, giving views to the delightful garden. The drawing room is situated on the front elevation of the property and is beautifully proportioned, has a dual aspect, picture rail, exposed floorboards, an attractive fireplace with a tiled hearth, flanked by a pair of bookcases, and views to the garden and pond. The morning room is situated on the easterly elevation and has a dual aspect, attractive floorboards, picture rail and recessed bookcases. Both rooms have views of the pretty Grade 1 listed Norman Church.

To the rear of the property on the northeast elevation is the dining room, which has exposed floorboards and a shuttered casement window giving wonderful views to the garden. There is a useful study situated between the morning room and the dining room, with a sash window to the east elevation, a beautiful original pine fire surround, an open fireplace, and a brick hearth.

The kitchen breakfast room is situated on the south elevation and has a door to the rear courtyard and garden. It is fitted with a range of farmhouse style floor mounted pine units, a quarry tiled floor, a tiled recess housing a 'Belling' range cooker, one and a half bowl sink, a ledge and board door leading to a useful pantry cupboard. A second door leading to the rear staircase. The cellar is accessed via the reception hall under the main staircase and provides a useful storage space.

The first floor is equally appealing, with the stairs rising to a beautiful galleried landing with a sash window to the front elevation. There are two equally proportioned bedrooms on the front elevation both of which have sash windows, exposed floorboards and wardrobe storage space. There are two remaining bedrooms: one on the east elevation, with exposed floorboards and a walk-in wardrobe, and the fourth, with a beautiful casement window giving views across the garden and countryside beyond.

There are two bathrooms, one accessed directly from the landing, which is situated on the south elevation with wonderful views to the garden and pond with farmland in the distance, fitted with an enamelled bath with tile surround, pedestal wash hand basin and matching WC. A door from the landing leads to a useful passage which has built in wardrobes and the rear landing with stairs descending to the kitchen. A door opens to a particularly generous shower room which has a large walk-in shower cubicle, pedestal wash hand basin, useful storage cupboard and a matching WC.

### Outside

The property is approached by an attractive wrought-iron gate that leads to an extensive parking area, flanked by a mellow red brick wall with another gate providing access to the front garden.

Adjacent to the parking area are two mature willow trees and a pretty natural pond. There is ample space for the erection of a garage/cart lodge, subject to the necessary consents. The front garden is an absolute delight and has a York stone path leading to the panelled front door, flanked by matching wrought iron railings. Adjacent to the path are low-maintenance gravel areas, with lavender borders, an abundance of hellebores, a mellow red brick wall and a large topiarised bay tree. Immediately to the rear of the garden and accessed via the kitchen breakfast room is a delightful terrace with a southerly aspect, allowing the occupants to benefit from the all-day sun. This is flanked by an area of lawn, with a rectangular box hedged flower bed containing David Austen roses (Gertrude Jekyll) and tall alliums, with a holly tree as a central focal point, for year-round interest.

Beyond this is attractive picket fencing with a number of climbing roses and clematis, providing colour all summer. Adjacent to the terrace is a former bakehouse, which provides useful storage space. A large fruiting fig tree flanks a path leading to a large enclosed lawn. This opens onto a semi-formal rose garden on the right, containing mature David Austen roses (Claire Austen), surrounded by clipped hedging and planted with mature shrubs and trees along the perimeter.

The garden has clearly defined areas with mature hedging on all boundaries, and is planted with a wide variety of plants, including Viburnum, euphorbias, heucheras, hostas, brunneras, agapathus, alchemilla, alliums and anemones. Fruit trees to the southwest and a large horse chestnut tree provide gentle dappled shade.

The garden can be accessed via the kitchen and from a second door in the reception hall, which overlooks a flowerbed stocked with delicate flowering trees, clematis and perennials to provide year-round colour and interest, and two topiarised yew trees that serve as a focal point. The garden has been developed and much loved by the current owner, with plenty of scope to add your own touches and further shape the space to suit individual tastes. Thoughtfully planted and beautifully established, it offers a peaceful and private setting for relaxing, entertaining and enjoying the changing seasons.

The well presented accommodation comprises:

Classically proportioned Georgian farm house	Beautiful south and west facing garden
Views to the 11 <sup>th</sup> century church	Useful former bakehouse
Fine original period details throughout	Scope for garaging subject to planning
Four reception rooms	In all about 0.62 of an acre (sts)
Four bedrooms and two bathrooms	

Agents notes:

Listed building ID: 1122332

There is ample space for a cart lodge or garage subject to the necessary consents being sought.

## Location

Stambourne is a small village surrounded on the whole by farmland and open countryside. Nearby villages have ample small shops, with many farm shops in the area. The pretty towns of Clare (15-minute drive) and Saffron Walden (30 minutes) offer easy shopping with plenty of independent shops to browse.

Cambridge is around a 45-minute drive from the house and is known for its breathtaking architecture, cultural centres and brilliant places to eat. It has parks aplenty, as well as the picturesque River Cam which can be explored via punt during the warmer weather. Cultural highlights here include Kettle's Yard and the Fitzwilliam Museum.

50 minutes away by car, Colchester – as the former capital of Roman Britain – abounds with history. It is home to the beautiful ruins of Colchester Castle, as well as the Roman Theatre and St Botolph's Priory. The town has an excellent range of galleries, cafés and restaurants, including the Firstsite gallery, The Minories and Hollytrees Museum. Ipswich is around an hour's drive from the house, while Chelmsford can be reached in 50 minutes.

There are both state and privately run schools in the vicinity, including Gosfield School, St Margaret's Prep, Holy Trinity CofE and Richard de Clare Community Academy.

Braintree station is the nearest and is around a 30-minute drive from the house; it runs connections to London Liverpool Street in around an hour.

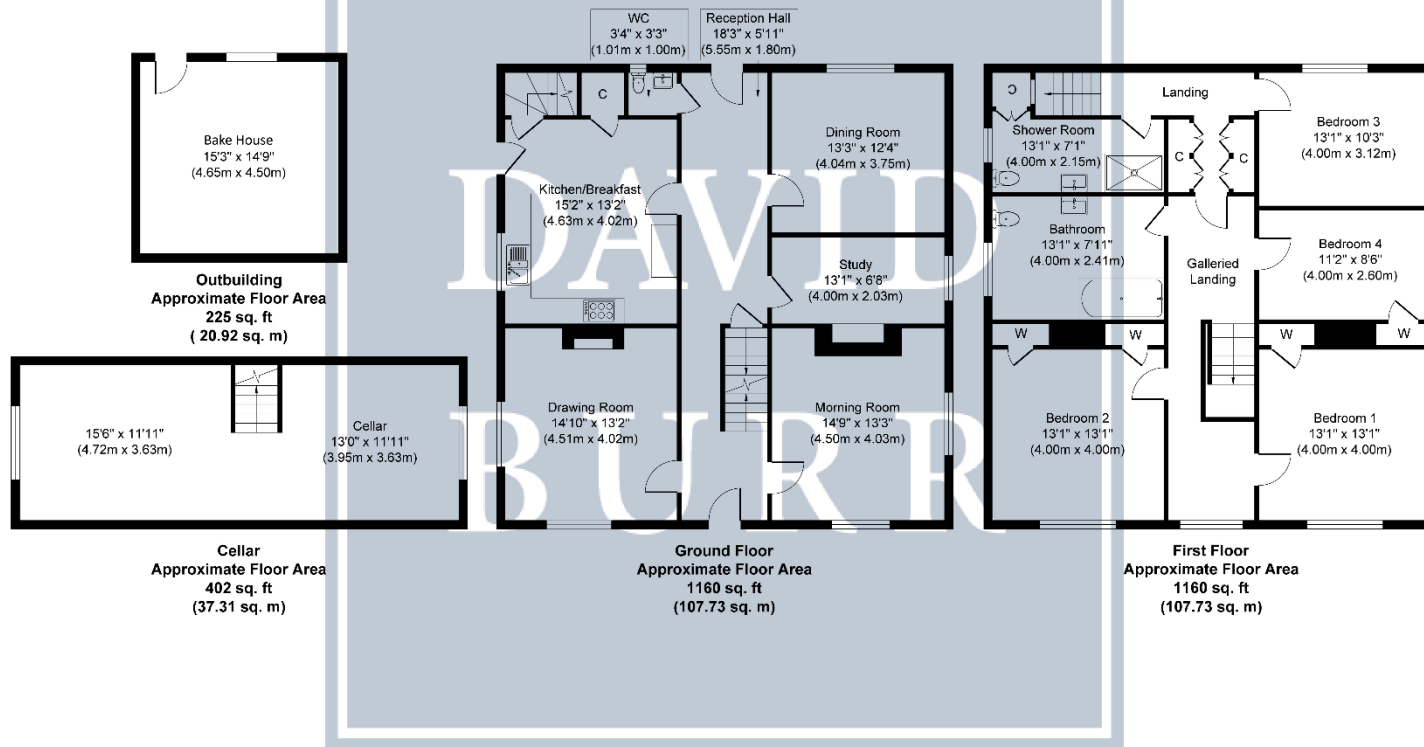
## Access

Halstead 9 miles	Saffron Walden – Liverpool St 60 mins
Braintree 13 miles	Stansted approx 30 mins
Sudbury 13 miles	M25 J27 approx 50 mins









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

Oil fired heating to radiators. EPC rating: E

Council tax band: G Broadband: Plusnet fibre

Tenure: Freehold Construction type: Timber framed

Conservation area: No Listed ID: 1122332

Broadband speed: up to 1800 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

## Contact details

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