



HOMEFIELD HOUSE

North End Road, Little Yeldham, Essex, CO9 4LE

Offers in the Region of £945,000

DAVID
Burr



Homefield House, North End Road, Little Yeldham, Halstead, Essex, CO9 4LE

Homefield House is a substantial detached property originally constructed in 1948 with later additions and enjoys a superb location on the periphery of this attractive village and benefits from far reaching views over open farmland. The property is perfect for enlargement and extension and the current owners have secured planning consent for a substantial extension which would allow a new owner to create an imposing country residence as it is centrally located within the width of the plot.

The property benefits from attractive features throughout associated with this period, such as large bay windows to the front, high ceilings, picture rails, deep moulded skirting boards and detailed architraving. The rooms to the front elevation are all fitted with bespoke plantation shutters. An appealing solid oak door with arched top, is set within a decorative reveal, and opens to the reception hall which has parquet flooring, a solid oak staircase rising to the landing and doors to the principal reception rooms.

The drawing room is situated to the front elevation of the property and is a well-proportioned room which has an attractive red brick fireplace and tiled hearth providing a focal point, views to the front and an attractive book case adjacent to the fire place. The dining room is situated to the drawing room at the front of the house and has parquet flooring, panelling to the wall, a serving hatch with an oak door and sliding patio doors to the side elevation.

The kitchen/breakfast room is particularly impressive and is positioned to the rear with views over the grounds and runs the entire width of the original house with sliding doors to an extensive terrace and as such is readily suited to large scale family entertaining. It is extensively fitted with a range of cream flush units with granite work surfaces and a range of 'Neff' integral appliances to include an oven, grill, space for a dishwasher, an 'AEG' hob and an extractor hood above. There is solid oak flooring, further storage cupboards and a spacious breakfast area. A glass door accesses a particularly impressive conservatory, which has parquet flooring and French doors to a large west facing terrace.

A door to the rear lobby leads to a large cloak/shower room which has a tiled shower surround, quarry tiled flooring and a matching WC and basin. Beyond this is an immensely practical boot/utility room which has a range of floor mounted units, plumbing for two washing machines and a door to the front and rear garden. Beyond this is a series of rooms comprising a study/bedroom/shower room and kitchen/dining room which could make a perfect annexe or home office if desired.

The first floor is equally appealing, with a spacious galleried landing which has the original oak staircase and balustrades, and a window giving views to open farmland. The principal and guest bedroom are situated to the front of the property and have the aforementioned period detailing, built in wardrobes and both are of a generous size. The guest bedroom also has a well-appointed shower room with oak flooring, a pedestal wash hand basin and matching WC. The two remaining bedrooms are situated to the rear and have appealing views to the garden and are served by a family bathroom which has oak flooring a bath with tiled surround and a matching WC and basin within a vanity unit.

The property is approached via a large carriage drive providing extensive parking which is flanked by mature hedging and a semi-circular lawn bordered by lavender. There is an attached double garage which can be accessed from the drive with further extensive areas of hard standing beyond and a pair of five bar gates leading to further outbuildings and storage buildings, to include an L-shaped cart lodge with tiled roof, and adjoining storage building.

The grounds are particularly impressive, and are distinctly segregated by mature hedging, terraces, lawn and trees. Immediately to the rear of the house is a full width terrace which is accessed from the kitchen/breakfast room and is ideal for entertaining. Adjacent to this is a further gravel terrace with a westerly aspect accessed from the conservatory. The boundaries are fully fenced and wired and are defined by mixed hedging and mature trees, which provide a high degree of privacy and dappled shade when required.

Large areas of lawn are interspersed with a variety of shrubs and roses, beyond which is a delightful pond, with irises and other wetland plants, which abuts a small spinney which is planted with a variety of impressive native tree species. The remainder of the grounds comprise further areas of lawn and densely planted mature trees.

In all about 1.80 acres(sts).

The well presented accommodation comprises:

Substantial detached family home	Four bedrooms and three bathrooms
Pleasant edge of village location	Stunning mature grounds
Impressive kitchen/breakfast room	Useful range of outbuildings
Three reception rooms	Planning in place for a substantial extension
Annexe potential	

Agents notes:

The concrete sectional garage has an asbestos roof.

The property has had a compliant sewage treatment plant fitted in 2026.

The owners have secured planning consent for a substantial rear extension. Planning ref: 23/0305/HH. The planning was granted on the 8th of February 2024.

Location

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.

Access

Halstead 5 miles

Sudbury 6 miles

Braintree 10 miles

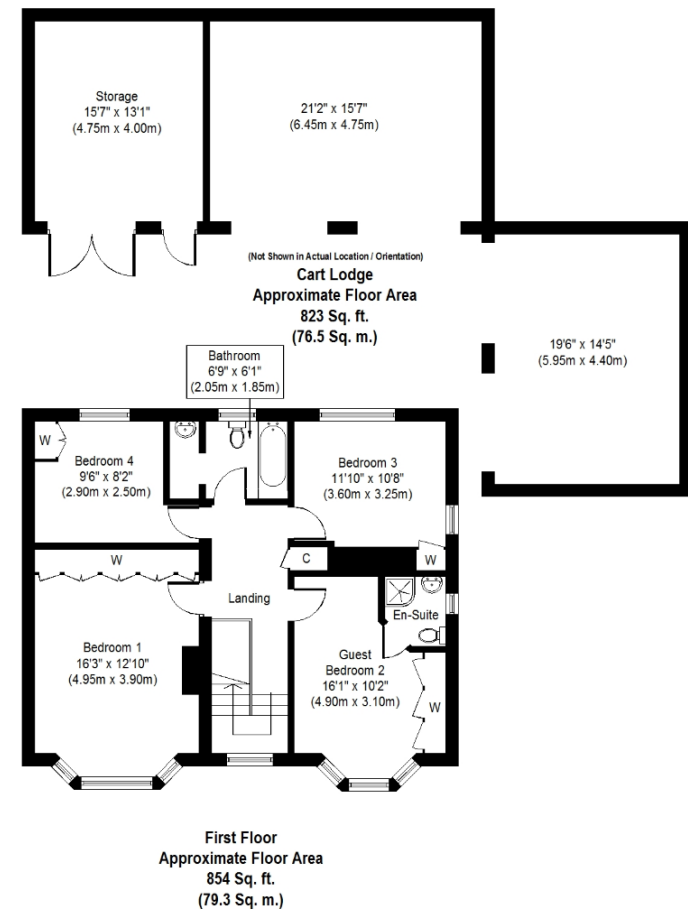
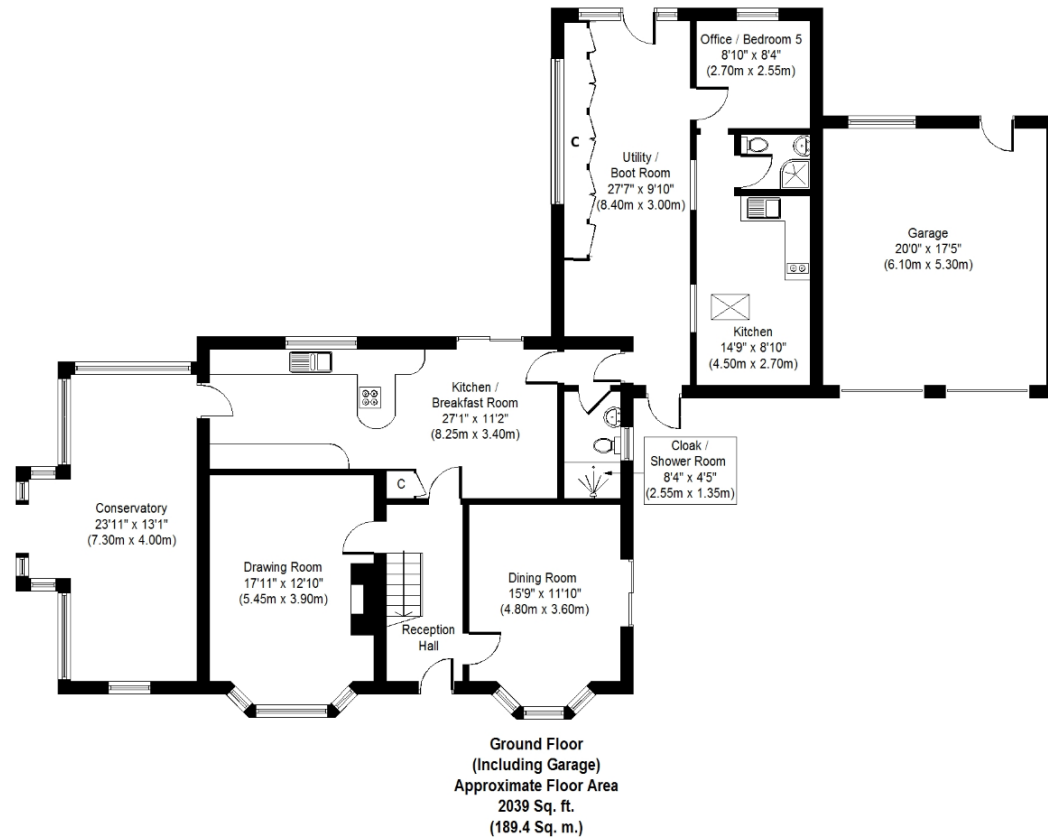
Braintree – Liverpool Street 60 mins

Cambridge 28 miles

Stansted approx. 30 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. 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

Oil fired heating to radiators. EPC rating: E

Council tax band: F Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Brick

Broadband speed: up to 1000 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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