

SCOTNEYS FARMHOUSE

Scotneys Lane, Great Yeldham, Halstead, Essex, CO9 4HG

Guide price £1,695,000

DAVID BURR









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Scotneys Farm is a superb Grade II listed farmhouse which has been extensively restored to an exceptional standard with two substantial brand new outbuildings and an original oak framed barn. The property now offers superbly versatile family accommodation that is well-suited to a variety of modern lifestyles all set within large grounds comprising formal gardens and paddocks.

A panelled door flanked by windows accesses a useful entrance lobby which provides extensive space for coats and boots and has a part vaulted ceiling with exposed oak timbers. A second door opens to the appealing reception hall which is housed in the original part of the farmhouse and has an attractive exposed oak frame to the walls and ceiling and a glazed oak partition which leads to an appealing study with oak flooring and exposed beams, which has a window to the rear overlooking the terrace and the garden.

A door opens to the exceptionally impressive garden room which has a triple aspect and French doors on the south and westerly elevation which open to an extensive gravel terrace making it ideal for entertaining. There is a charming sitting room which has a dual aspect with views to the front and rear which has exposed oak framework on display and an appealing red brick fireplace with a raised stone hearth and an inset wood burning stove, a beautiful oak staircase rises to the first floor with panelling beneath and a useful storage cupboard. A square arch opens to the family room with a dual aspect and wonderful views to the grounds, this could be used as a formal dining room or a cosy snug and there is an attractive red brick fireplace with oak lintel above, a stone hearth and an inset wood burning stove.

A glazed oak door then accesses the stunning new extension which has a window to the north overlooking the grounds, the extension is of a split-level nature with an oak staircase rising to the principal suite and a second staircase descending to the particularly impressive kitchen breakfast room. This forms the heart of the house and is extensively fitted with a handmade range of bespoke 'Lifestyles kitchen' units with oak draw linings and soft closers, there is a twin Belfast sink set within appealing quartz work surfaces with extensive storage to the side along with a bin draw and an integral full height fridge and a Zanussi dishwasher. Forming a particularly attractive focal point is the recessed cooking area with twin' AEG' ovens and grills above which is an induction hob and extractor hood with lit recesses either side and a mirror to the rear of the cooking hob.

Further integral appliances include a wine fridge, microwave oven and a coffee station to the side. A large central island unit completes the package which has a preparation sink, extensive draw storage and a large breakfast bar. There is attractive herringbone LVT flooring throughout with detailed edging to the borders and bespoke bulk head lighting and recessing to the ceiling. A full width bi-fold door accesses a south facing terrace with the garden beyond making the kitchen perfect for large scale entertaining. A square arch accesses a beautifully appointed utility room which is fitted with the same matching units as the kitchen with quartz worksurfaces and a large Belfast sink and there is an integrated freezer, plumbing for a dishwasher and space for a tumble dryer. There is a large understairs storage cupboard and a particularly well appointed cloakroom which has panelling to dado height, a rectangular sink on a vanity unit and matching WC. A wide glazed door provides outside access.

The first floor is accessed by an oak staircase rising from the sitting room to an attractive galleried landing with a window to the north elevation. There are two equally proportioned bedrooms in the original part of the house which both have attractive period features to include exposed oak framework to the walls and ceilings and panelling to the walls behind the bed. These rooms are served by a beautifully appointed family bathroom which has a rectangular bath set within a granite plinth with panelling beneath, attractive tiling to the walls and a shower above the bath. There is a 'Burlington' pedestal wash hand basin and matching WC with a high cistern and beautiful mahogany parquet flooring.

The principal suite is situated in the new extension and the oak stairs rise from the inner hall to a landing which has a window providing borrowed light and a door to a particularly useful linen/storage cupboard with a heated radiator. The bedroom is distinctly segregated into a sleeping area which has wonderful views to the grounds and countryside beyond and a partition opens to a large dressing room which has a window to the north elevation. A door then opens to the beautifully appointed en-suite bath/shower room which has attractive limed oak LTV flooring, a free standing claw foot roll top bath, a large fully tiled shower cubicle and a wall mounted semi-circular wash hand basin with vanity storage beneath.

To the south of the principal dwelling is a particularly impressive detached games room/party barn which has appealing weather boarded elevations under a clay plain tiled roof. There is an impressive open plan entertaining area which has sliding patio doors to the west elevation and terrace and bi-fold doors to the south elevation and raised terrace making it perfect for large scale entertaining. There is appealing herringbone LVT flooring and an oak door leading to a well appointed kitchen/utility room which has a range of floor and wall mounted units with oak butchers block work surfaces, a Belfast sink, 'Zanussi' dishwasher, wine cooler, plumbing for a washing machine and an 'Indesit' oven and grill, an 'Indesit' hob and extractor hood above and a door to the outside. An arch then leads to a lobby which has an oak door to the plant room, housing the boiler and heating controls, and a second door to a beautifully appointed fully tiled shower room with a large walk in shower cubicle, rectangular sink on a vanity unit with basin beneath and a close coupled WC. This building has its own heating system and underfloor heating throughout.

On the north west elevation is the particularly impressive detached annexe/cart lodge which has weather boarded elevations under a plain tiled roof with a door flanked by a window opening to a particularly useful reception hall which has extensive storage and a door to a cloak room. to the rear of the building is a spacious bedroom which has views across the grounds and open countryside, a built in wardrobe and a door to the plant room. A second door accesses the ensuite shower room which has a large oversized shower cubicle, basin with a vanity unit beneath and a matching WC. To the front of the building is a particularly spacious kitchen/breakfast room which has a range of floor mounted units with French doors to the west elevation and a window to the side elevation. The specifications for the finishes in the cart lodge/annexe will be identical to that of the party barn/games room.

Outside

Scotney's Farm House is approached via twin gates hung on an attractive brick peers opening to an extensive pea shingled drive lined by large expanses of lawn and wonderful open views across rolling countryside to the front.

The pea shingled drive expands to an extensive area of parking in front of which is the detached annex and double cart lodge, a path leads to the front door of the house. To the side of the house the drive extends to an original 16th century oak framed barn which provides useful storage, adjacent to which is a post and rail fenced area which houses the oil tanks and the sewage treatment plant.

The grounds benefit from a south and westerly aspect enabling them to take advantage of the all-day sun and the property is pleasantly positioned within the large landscaped grounds which are distinctly segregated into formal garden, terraces, working areas and paddocks. There is attractive sleeper edging with large shingle terraces to the side and rear of the house making it perfect for large scale family entertaining, to the southerly elevation are shingle paths and sleeper edged planted areas with turfed centres forming focal points. To the rear of the kitchen breakfast room is an extensive sandstone terrace with sleeper edging which is accessed via bi-fold doors from the newer extension which makes a perfect family entertaining space.

There are an attractive raised planted areas and a second sandstone terrace adjacent to the party/games room which is ideal for entertaining, this is flanked by large expanses of lawn and a third terrace on the southerly elevation of the party barn/games room which is accessed via French doors with wonderful views over the adjacent countryside and towards Great Yeldham parish church in the distance. The grounds to the property are extensive and comprise large areas of formal garden and lawns with a variety of newly planted specimen trees which provide a focal point. The specimen trees include Silver Birch and Mountain Ash beyond which is native beech hedging adjacent to the lane.

In all about 4.71 acres (sts).

The well presented accommodation comprises:

Stunning extended and refurbished listed farmhouse

Exceptionally versatile family accommodation

Impressive kitchen/breakfast room & principal suite

Outstanding party barn/games room

Original oak framed storage barn

Formal gardens and terraces

Superb rural location

Detached annexe and cart lodge

Extensive grassland

Detached annexe/cart lodge

Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

Access

Halstead 5 miles

Sudbury 6 miles

Braintree 10 miles

Braintree-Liverpool St 60 mins

Cambridge 28 miles

Stansted approx. 30 mins

Agents notes:
The property benefits form a separate vehicular access from Yeldham Road.

The annexe/cart lodge and party barn/games room are brand new structures.

Please note that images have been edited with CGI.

List Entry Number: 1123021

The electricity pole and transformer are being re-sited by UKPN so there will be no overhead cables at the property and all the underground ducting is in place. This is in their pipeline of works.











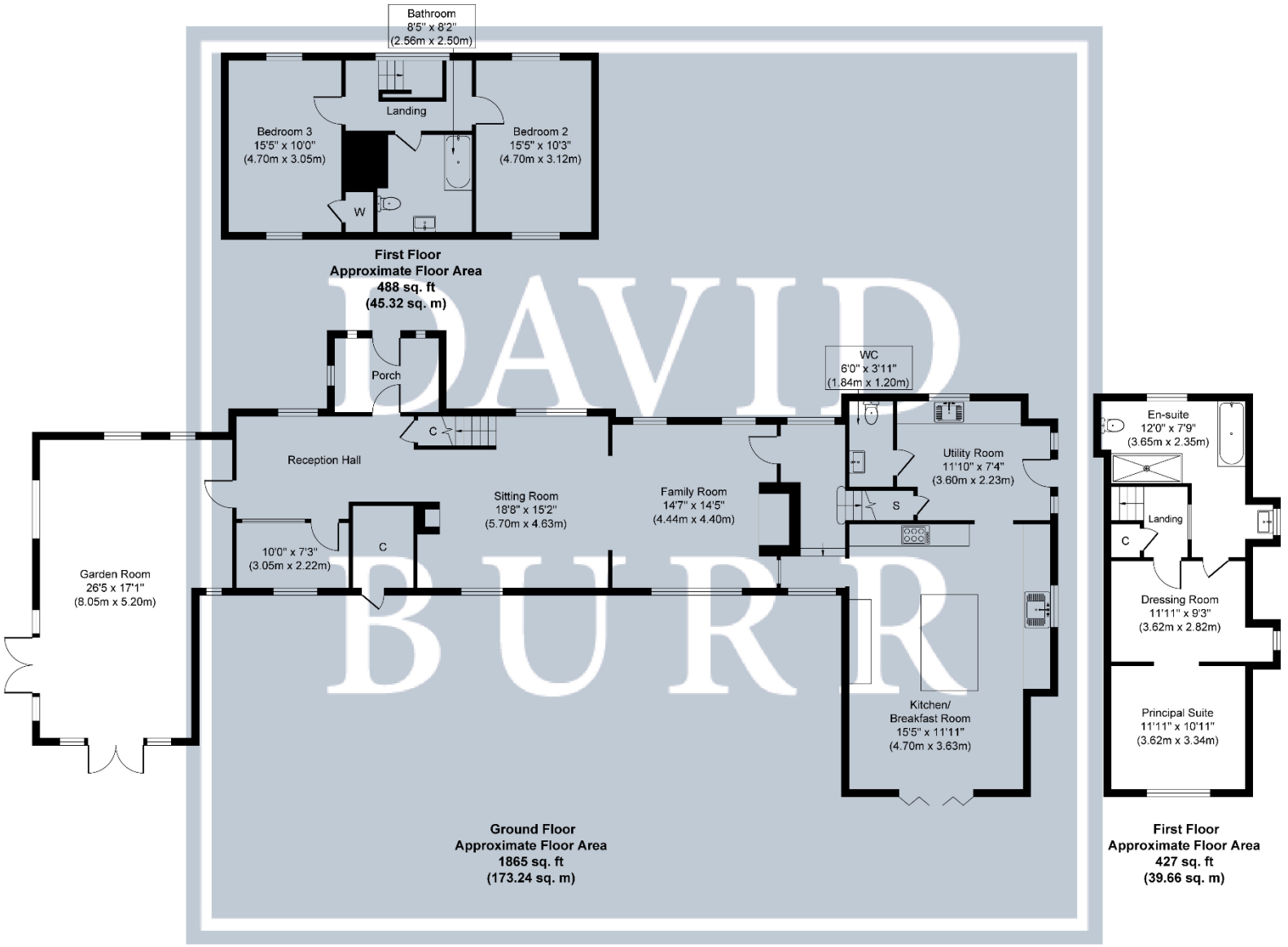






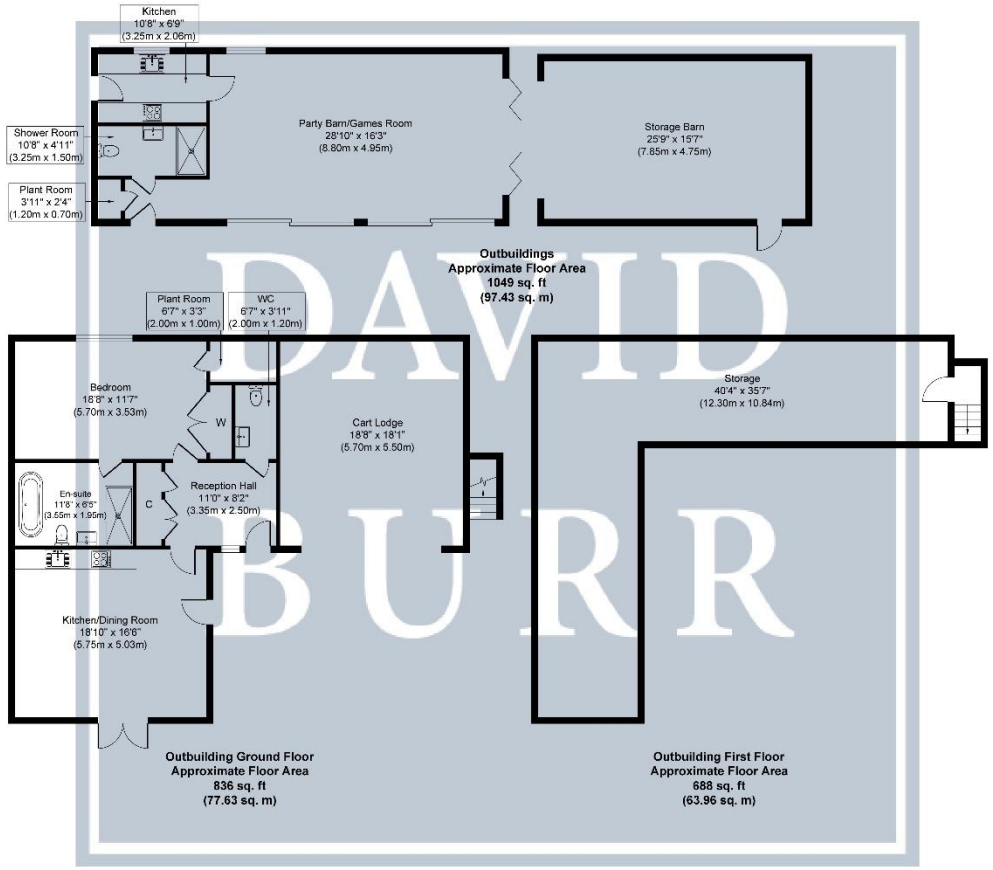




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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: D

Council tax band: G Broadband: Cable

Tenure: Freehold Construction type: Timber framed

Conservation area: No Listed ID: 1123021

Broadband speed: up to 30 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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