



WEAVERS VALE BARN,
The Street, Pebmarsh, Halstead, Essex



Weavers Vale Barn, The Street, Pebmarsh, Halstead, Essex, CO9 2NH

Weavers Vale Barn is a substantial detached barn-style property in a secluded and central village location, benefiting from attractive views to the parish church and providing a high degree of privacy.

A stunning vaulted reception/dining hall has fully glazed front and rear aspects enabling it to enjoy views to the grounds and beyond and this provides a fantastically light entertaining space.

A stunning solid oak staircase rises to the galleried landing/study area with solid oak flooring and skirting boards. This is a particularly impressive area providing superior accommodation.

The property is highly specified, with great attention to detail and features such as solid oak ledge and brace doors throughout. The principal reception room benefits from a dual aspect and has French doors leading to the South and West facing entertaining terrace and this room has been finished in a contemporary style with solid oak skirting boards and a SMEG wall-mounted gas fire.

The kitchen/breakfast/family room forms the hub of the house and provides perfect entertaining space readily suited to modern day life. It has been extensively fitted with a contemporary style kitchen and a large breakfast bar, beyond which is a seating area or ample space to house a large table. It is further complemented by French doors leading to the South and West facing terrace and a range of walk-in larder cupboards.

A solid oak door leads through to a large and well-appointed utility room, inner hall, rear lobby and downstairs cloakroom. A further door then accesses the integral double garage which is currently utilised as a gym.

The first floor is equally impressive, with the solid oak staircase leading to an exceptionally light galleried landing utilised as a study area, and from here fantastic views can be taken to the garden and beyond.

The principal suite is situated to the Western elevation of the property and benefits from views to the rear garden. There is a range of built-in wardrobes and a recently refurbished en-suite shower room which has been finished in a contemporary style.

A solid oak door leads through to a large storage area. There are three further remaining bedrooms, all of which benefit from a contemporary style, with oak skirting boards and detailed ceiling cornices, the fourth bedroom is currently utilised as a dressing room. These bedrooms are served by a lavishly appointed and fully tiled family bath/shower room with a Jacuzzi bath and a Velux roof light.

Outside

The property is approached via an attractive paved drive providing parking for numerous vehicles, in turn leading to the integral double garage. This area is flanked by mature hedging and areas of lawn, with borders providing focal points.

The rear gardens are an absolute delight and benefit principally from a South and Westerly aspect, enabling them to take advantage of the all day sun. They provide a stunning family entertaining space, which is complemented by a full width terrace adjacent to the rear of the property, curved towards the Easterly elevation with a raised planter.

Beyond this are large expanses of lawn and a number of raised beds and borders along with a pretty octagonal summer house with semi-circular sun terrace. The main focal point of the garden is a delightful natural pond flanked by mature borders providing home to a number of specimen trees and shrubs. Beyond the garden are large wooded areas which provide a wildlife haven and a high degree of privacy.

Agents Notes

The property benefits from a Nest system for controlling the heating and a Philips Hue system which enables the occupants to control the lighting throughout the house from mobile devices.



The well presented accommodation comprises:

Reception/Dining Hall	4 Bedrooms
Sitting room	En-suite
Kitchen/breakfast room	Family bath/shower room
Inner hall	Storage room
Utility room	Integral double garage & parking
Rear lobby	South & West facing gardens
Cloakroom	Attractive natural pond
Landing/study	Village location

Access

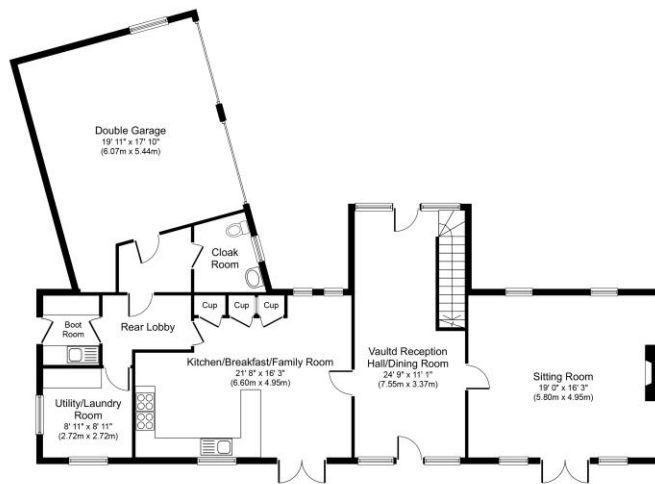
Halstead 3 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx 30 mins
Sudbury 8 miles	M25 J27 approx 50 mins

Location

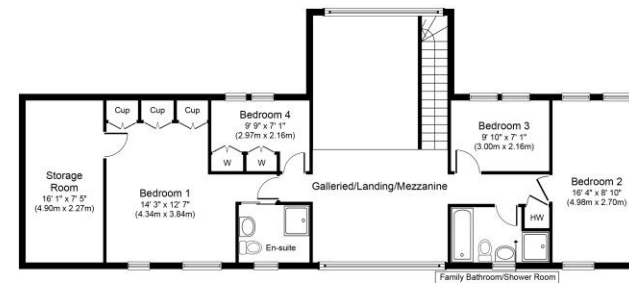
Pebmarsh is a highly regarded village with a church, public house and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.







Ground Floor
Approximate Floor Area
1,528 sq. ft.
(141.9 sq. m.)



First Floor
Approximate Floor Area
1,010 sq. ft.
(93.9 sq. m.)

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 drainage.

Oil fired heating to radiators. EPC rating: D

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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