



DAVID
BURR

COVENEYS
GREAT HORKESELEY, ESSEX



Colchester North Station 5 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Littlegarth Independent Preparatory School 2 miles. Stansted Airport approximately 56 minute drive.

- A Grade II listed country house, comprehensively extended and offered to an excellent specification throughout.
- A five-bedroom (three en-suite), four reception room property characterised by a blend of period detailing and high specification, contemporary finishes.
- 4885 sq ft of accommodation to the principal residence.
- Grade II listed falling under three separate listings, namely the principal residence, Essex Barn and Georgian stable block.
- Enhanced by a range of contemporary extensions including a granite topped kitchen, a part vaulted family room, ground floor bedroom accommodation with en-suite facilities and a first-floor principal bedroom suite.
- Suited to multi-generational living with scope for annex/ancillary use via the cottage and potential for conversion works to the Essex Barn (subject to the relevant planning consent).
- Five bay cartlodge with an extensive private parking area.
- Essex Barn, housing a bio mass boiler.
- Private gardens with a wealth of mature fruit trees, a hedge lined border, pond and a tree lined driveway with a total plot size of approximately 1.5 acres
- Enjoying an idyllic setting, with no immediate neighbours, encompassing unspoilt views across the Stour Valley.
- Benefitting from a non-domestic RHI (Renewable Heat Incentive). With 10 years of payment term remaining.
- Walking distance to a network of quiet lanes, public footpaths and landscape incorporated within the Dedham Vale National Landscape.

COVENEYS

Great Horkesley, Essex

A striking five-bedroom (three en-suite) Grade II listed detached property set with no immediate neighbours located on the periphery of the village with an Essex Barn, five bay cartlodge, detached cottage and set within 1.5 acre grounds.



SITUATION

Coveney's enjoys an outstanding rural setting adjacent to the Stour Valley, enjoying far reaching views across unspoilt farmland set within 1.5 acres. Tucked away in a rural location, approached via a tree lined driveway located off Boxted Church Road and positioned with no immediate neighbours, completely hidden from view, and occupying one of the finest positions within the region. Conveniently placed for many amenities in the village including the public house, village stores and post office and both independent and state schooling. Ideally placed for commuting via the A12 trunk road 3 miles distant, Colchester North Station 5 miles and Stansted Airport approximately a 56-minute drive. Local independent schools include Holmwood House, less than 5 miles distant, Little Garth Preparatory School, less than 2 miles distant.

DESCRIPTION

Approached via a private driveway, discreetly nestled on the periphery of the much sought after North Essex village of Great Horkesley. An imposing, strikingly framed, period residence set behind a rendered exterior beneath a clay tiled roof line with symmetrical window bays framing a traditional styled entrance porch. Offering an accommodation schedule of approximately 4885 sq. ft, enjoying an idyllic front facing south aspect across established gardens, a range of silver birch trees, pond and tranquil landscape beyond. Combining a number of particularly fine period features including a wealth of exposed timbers and studwork, original fireplaces, timber framed heritage grade vacuum insulated glazing and distinctive window bays. Seamlessly combining with a programme of contemporary additions, incorporating a granite topped kitchen/breakfast room with central island and Falcon stove, a glass atrium panelled inner hall, in addition to a striking part vaulted family room with a centrally positioned inglenook fireplace with a Chesney log burning stove and mezzanine study above. Particularly diverse in its appeal, the property is further enhanced by a ground floor bedroom accommodation with en-suite facilities.

Four generously proportioned double bedrooms are arranged by a linear landing with high specification en-suite facilities to both the principle and guest bedrooms, a first

floor balcony from the principal bedroom with all bedrooms enjoying an outstanding aspect across the enveloping grounds.

Beautifully framed across all four elevations, the breadth of ancillary buildings includes a significant Essex Barn (housing a Froling pellet biomass boiler), a one-bedroom Cottage, a five bay cartlodge, various garden stores, workshops and a covered terrace ideally placed for the south facing front aspect. Offering multiple terraces, covered seating areas, mature fruit trees and tucked away, discreetly positioned, hidden gardens, perfectly placed for the west facing aspect and unspoilt landscape across the farmland distant.

POSTCODE: CO6 4AL

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222).

BAND: G to the principal dwelling **BAND:** A for the cottage.

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water and electricity are connected. Private drainage. Froling P4 pellet biomass boiler. **NOTE:** None of these services have been tested by the agent.

Approximate Gross Internal Area
Main House 4885 sq ft (454 sq m)
Outbuilding 3450 sq ft (321 sq m)
Total 8335 sq ft (774 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharing.co.uk

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