



**Richmond House**  
**Ridgewell, Essex**

**DAVID  
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# Richmond House, Mill Road, Ridgewell, Halstead, Essex CO9 4SG

Ridgewell is an attractive, well served village with a pub, parish church, active village hall and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell are Bury St. Edmunds, Cambridge, Colchester and Chelmsford.

An outstanding Grade II listed family home and detached coach house annexe with Tudor origins and a Georgian Queen Ann frontage. Sitting in an enviable position overlooking the beautiful village green. In all about .75 of an acre.

## An outstanding Grade II listed family home and detached coach house annexe with Tudor origins and a Georgian Queen Anne frontage.

Entrance into:

**ENTRANCE HALL:** A lovely hallway with a feature well with glass window, stairs leading up to the first floor. Door leading through to:

**SITTING ROOM:** An impressive, bright double aspect reception room offering a wealth of character with original brick flooring, sash windows, featuring a stunning ornate carved stone fireplace with log burning stove inset.

**DINING ROOM/STUDY:** A charming reception room, ideal for formal entertaining with decorative cornicing, views across the village green, featuring a marble fireplace with log burning stove inset.

**KITCHEN:** A wonderful country kitchen of double aspect with vaulted ceiling and stone flooring. Fitted with a bespoke handmade range of units with Sink inset. Integrated appliances include electric Aga, separate electric cooker, space for a dishwasher and fridge freezer.

**THE MORNING ROOM:** A light and airy room with exposed beams, a lovely place to relax with views over the grounds.

**STUDY:** With views to the side, overlooking the Coach House garden.

**UTILITY ROOM:** With WC, pedestal sink and space and plumbing for a washing machine and tumble dryer.

### First Floor

**LANDING:** With doors to:

**MASTER BEDROOM:** A very spacious bedroom with scenic views, offering built in storage and a fireplace with wooden mantle and an **En-suite** comprising tiled shower cubicle, bath, WC, hand wash basin and heated towel rail.

**BEDROOM 2:** A spacious double bedroom with fireplace with wooden mantle and storage built into the chimney recess. Pedestal sink and sash window with views over the village greensward.

**BEDROOM 3:** A lovely bright double aspect room with pedestal sink and views over the courtyard and beautiful rear gardens.

**BEDROOM 4:** A further double bedroom with views across the gardens.

**FAMILY BATHROOM:** With large tiles shower cubicle, pedestal sink, WC, heated towel rail and built-in storage.

**CLOAKROOM:** With WC, hand wash basin and window to the rear.

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## Second Floor

**BEDROOM 5:** A double bedroom with exposed beams, butler sink, and views to the rear.

**BEDROOM 6:** Another double bedroom with exposed beams.

## The Coach House

A charming former Coach House offering a great deal of versatility comprising additional living accommodation as well as a Garden store and further store room, **garage** with light and power connected and a **workshop**. The accommodation on offer comprises first floor, kitchen, living/dining area with vaulted ceiling, a bathroom and bedroom making it ideal as a guest accommodation or as it is currently utilised for Air BnB. Enjoying its own gardens with space for alfresco dining.

## Outside

The property enjoys expansive grounds with a substantial rear garden, predominantly lawned with a range of mature trees, beds, planting interspersed throughout with multiple dining/entertaining areas, and further enjoying a green house and particularly characterful flint thatched summer house.

**SERVICES:** Main water and drainage and electric. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** N/A. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

**COUNCIL TAX BAND:** F. £3,099.86 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber frame with a Georgian frontage.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.  
**Phone Signal:** Yes. Provider: Likely coverage obtainable from EE, O2 and Vodafone.

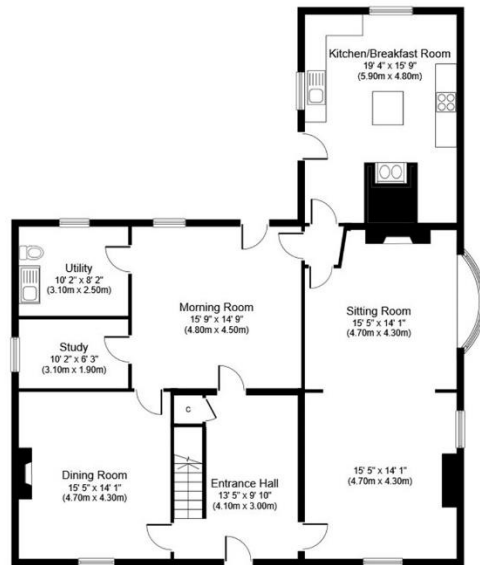
**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** A public footpath exists to the west of the property boundary.

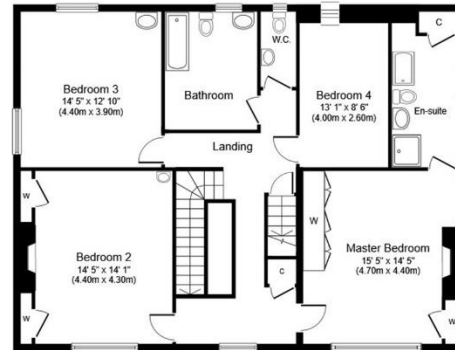
**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

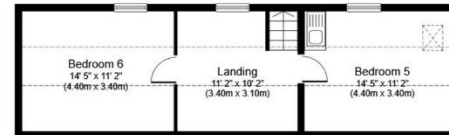
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



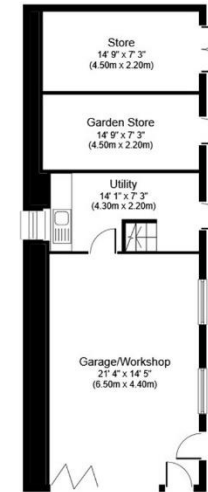
**Ground Floor**  
**Approximate Floor Area**  
**1,551 sq.ft.**  
**(144.1 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**1,248 sq.ft.**  
**(116.0 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**454 sq.ft.**  
**(42.2 sq.m.)**



**Coach House Ground Floor**  
**Approximate Floor Area**  
**682 sq.ft.**  
**(63.3 sq.m.)**



**Coach House First Floor**  
**Approximate Floor Area**  
**675 sq.ft.**  
**(62.7 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. 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.





