



Essex Hall Farm
Ridgewell, Essex



DAVID
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Essex Hall Farm, Stambourne Road, Ridgewell, Essex CO9 4PH

Ridgewell is an attractive, well served village with a pub, parish church 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 is Bury St. Edmunds, Cambridge, Colchester and Chelmsford.

A striking Grade II Listed Farmhouse believed to date back to 1549 and the current residence originating around 1680, set in an idyllic countryside setting in double moated grounds. The property is in need of some cosmetic improvement and renovation works and includes a grass tennis court as well as a range of traditional farm outbuildings, paddocks and woodland, whilst having the potential to add value. In all about 140 acres.

A Grade II Listed Farmhouse set in an idyllic countryside setting, in need of some cosmetic improvement and renovation works, benefitting from a grass tennis court, a range of traditional farm buildings, paddocks and a woodland. In all about 140 acres grounds.

Entrance via: A large porch with quarry tiled flooring and outlook to the side via an impressive oak front door. A door leads through to the

SITTING ROOM: A charming and spacious reception room with sash window to the front aspect, built-in oak corner cupboard and an impressive inglenook fireplace with a log burning stove, set upon a brick hearth with bressummer over, recessed storage cupboard and staircase leading to the first floor. Door to:

DRAWING ROOM: An impressive reception room offering an abundance of light with dual aspect views over the front and across the gardens, featuring a red brick open fireplace with Victorian cast iron log grate with decorative niche and oak flooring. Door to:

REAR LOBBY: With storage cupboards to either side. Opening through to the:

LIBRARY: An impressive room with a range of built-in book cases that could also be utilised as a study with oak parquet flooring and sash windows to the rear. Door to:

INNER HALLWAY: With door leading down to the **Cellar** with staircase leading to the first floor and large internal store. Door to:

DINING ROOM: With door leading to the side and a fireplace with marble hearth and wood surround.

KITCHEN: Comprising a range of wall and base units under worktop with double stainless steel sink inset. Space for a freestanding cooker, fridge/freezer, washing machine and dishwasher.

REAR HALLWAY: With door opening to a large walk-in larder and outlook to the front.

BOOT ROOM: With access to the rear gardens.

CLOAKROOM: With WC and wash hand basin.

UTILITY ROOM: Housing the boiler, which is partly vaulted and excellent for additional storage space.

First Floor

INNER HALLWAY: With storage cupboard, rooflight and doors to:

BATHROOM: With panelled bath with shower attachment over, WC, vanity sink unit and heated towel rail.

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FAMILY BATHROOM: With panelled bath with shower attachment over, WC, pedestal sink unit, large airing cupboard and heated towel rail.

LANDING: With bedrooms off:

REAR LANDING: With outlook to the rear and views over open countryside. Staircase leading from the **Sitting Room**.

BEDROOM 6: With built-in wardrobe, built-in cupboard, pedestal sink unit and outlook to the rear with views over open countryside.

INNER LANDING To:

BEDROOM 1: A spacious and bright bedroom with outlook to the gardens, moat and countryside beyond.

BEDROOM 2: A bright and spacious dual aspect double bedroom with built-in wardrobes and outlook to the gardens and countryside beyond.

BEDROOM 3: A further double bedroom with built-in wardrobe, wash hand basin and outlook to the front.

BEDROOM 4: A further double bedroom with built-in wardrobe and outlook to the front.

BEDROOM 5: With built-in wardrobe and outlook to the rear.

Outside

The property is approached via a driveway coming past the lovely former **GRANARY** with storage space to the ground floor, including a **stable, open car port** and **workshop** and a first floor **hay store**. The property opens up via a pair of Suffolk gates into a sweeping driveway with plenty of parking and turning for multiple vehicles. A driveway leads through to the rear where a large **Garage** building is found with an **open cart lodge**, adjacent **machinery store** and **log store**. Further outbuildings include a block of 4 **store rooms**.

The grounds are a real asset to the property and feature open areas of traditional lawn interspersed with a range of mature trees and planting, a paddock and grass Tennis court historically that could be restored as well as remnants of an ancient moat. The initial grounds also comprise a sunken planted front terrace and measures in all about 3.15 acres.

TRADITIONAL BUILDINGS AND PADDOCK: To the south of the house, with a good access from the Stambourne Road, are a group of timber frame and weatherboarded traditional but unlisted buildings, mainly with pantile roofs. The buildings have been generally well maintained and until recently have been used for farm storage and stabling. To the south of the buildings is a fenced and watered paddock of 2.66 acres. The buildings extend to over 12,000 sq.ft (1,120sq.m) with parts having potential to be two storey. A planning Pre-Application enquiry has been submitted to Braintree District Council to explore the potential for alternative use of these buildings. Three alternative residential schemes have been sketched which demonstrates potential for between 6,975 sq.ft and 7,695 sq.ft in four to eight units. Details of these proposals, including survey drawings of the buildings, are available from the agents.

ARABLE LAND, WOODLAND AND BUILDINGS: A single block of Grade 2 land with long road frontage, including modern farm buildings. The buildings comprise a steel portal frame bulk grain store (19m x 16m) and a steel portal frame bin and bulk store (33m x 15m). Total storage capacity is around 1650 tonnes. Three phase electricity is connected. The parcel has two areas of woodland totalling 14.55 acres including the 12.97 acre Three Chimney Wood.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: Band G. £3555.90 per annum.

TENURE: Freehold.

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TENURE: Freehold.

CONSTRUCTION TYPE: Mainly timber frame.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Way exists.

RESTRICTIONS ON USE OR COVENANTS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None.

COMMUNICATION SERVICES (source Ofcom):

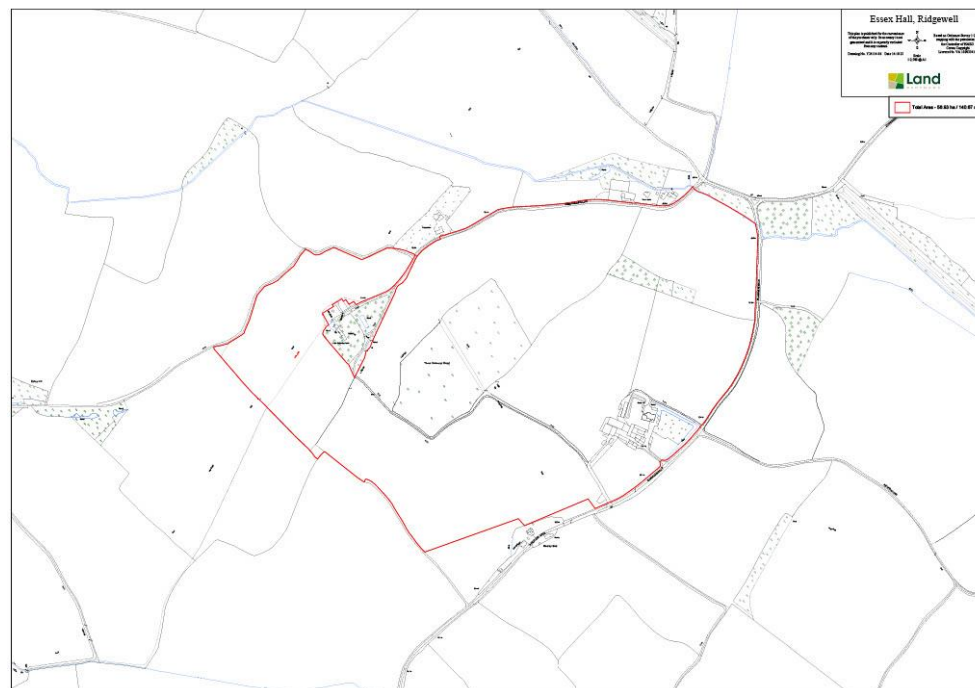
Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes/No. Provider:

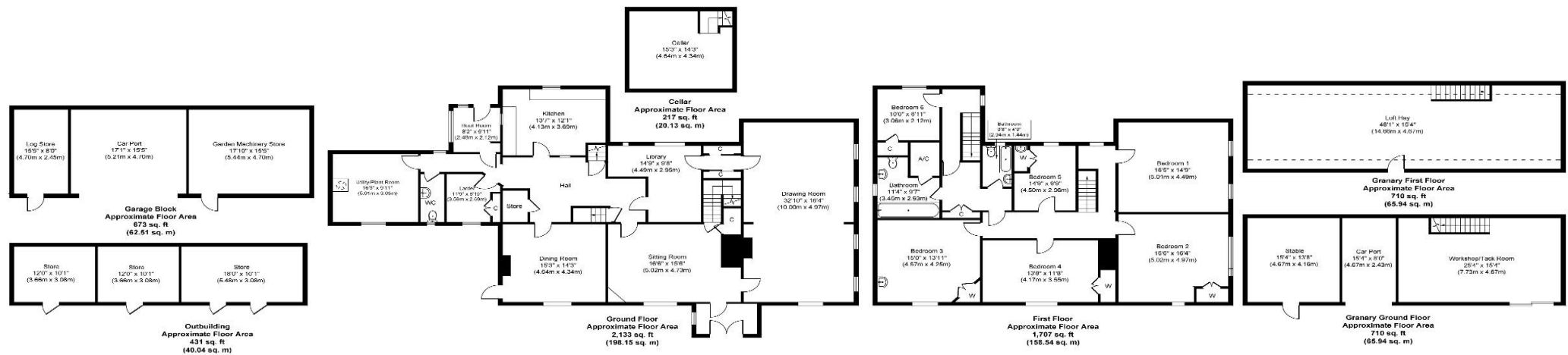
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VIEWING: Strictly by prior appointment only through DAVID BURR.

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