



**Woodburn Cottage,
Borley, Essex**

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BURR**



WOODBURN COTTAGE, BORLEY, ESSEX, CO10 7AE

Borley is a scattered rural community, lying immediately south of the River Stour which forms the boundary between Suffolk and Essex. The attractive and well served village of Long Melford is about 2 miles away, whilst the market town of Sudbury with its commuter rail link to London Liverpool Street is about 2 ½ miles. Bury St Edmunds is some 16 miles north and Colchester about 17 miles south east.

A stunning country house situated in an idyllic rural location which has undergone an extensive and sympathetic programme of restoration and extension. The property contains generous living accommodation which includes a particularly fine formal drawing room, dining room, snug and garden room. A kitchen/breakfast room is served by a utility and separate laundry and cloakroom and upstairs are four double bedrooms, master with en-suite, and a family bathroom. Beautifully planted gardens enjoy far-reaching countryside views and contain a variety of useful outbuildings including a double cartlodge, garage and field shelter for livestock or horses. A high-quality annexe which provides excellent guest accommodation, caters beautifully to those requiring multi-generational living or for use as a holiday let. **In all about 1.75 acres (sts). Offered with no onward chain.**

A beautifully restored Grade II Listed country house with generous gardens measuring approximately 1.75 acres and a self-contained annexe.

Solid wood front door leading to:-

ENTRANCE HALL: 21'3" x 9'2" (6.47m x 2.79m) A particularly impressive space with herringbone wood flooring, staircase rising to first floor and beautiful open views across the property's rear garden and onto open countryside beyond. Doors leading to:-

DRAWING ROOM: 21'3" x 17'2" (6.48m x 5.22m) With a continuation of herringbone wood flooring, wonderful proportions and with a dual aspect outlook over the property's grounds and onto open farmland. A wall of glass with french doors open onto terracing and the focal point of the room is a central inglenook fireplace with exposed stack, bressumer beam over and a brick hearth. Inset woodburning stove and bespoke fitted storage to the right-hand side of the chimney breast.

DINING ROOM: 13'6" x 11'6" (4.12m x 3.50m) A charming room with plenty of space for a dining table and chairs, exposed parquet brick flooring which continues throughout much of the ground floor and a magnificent inglenook fireplace with a carved oak bressumer beam, exposed red brick

surround and an open fireplace. Useful pantry cupboard off. Twin casement windows overlooking the property's grounds and an opening leading to:-

KITCHEN: 13'7" x 11'1" (4.13m x 3.39m) Finished to a high standard with a matching range of base and wall level shaker style units with solid oak worksurfaces incorporating a butler sink with a mixer tap over and drainer to side. Space for free-standing range cooker set within a mellow red brick chimney breast with oak bressumer over and further exposed timbers to the ceiling. Open fronted and glazed display cabinets and space for a free-standing fridge/freezer. Door opening onto the gardens.

SNUG: 14'10" x 10'10" (4.51m x 3.30m) A cosy room with exposed timbers and a fireplace with brick surround and oak bressumer over an inset wood burning stove. Dual aspect views, fitted storage to both sides of the chimney breast and thumb latch door leading to:-

GARDEN ROOM: 18'3" x 11'5" (5.56m x 3.47m) A wonderful addition with vaulted ceiling, exposed floorboards and triple aspect views over the property's grounds and onto open countryside beyond and with french doors opening on to the gardens.

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LAUNDRY ROOM: With space and plumbing for a washing machine and space for tumble dryer. Thumb latch door leading to:-

CLOAKROOM: Containing a traditional style WC and pedestal wash hand basin with a tiled splashback.

UTILITY: 9'4" x 5'6" (2.84m x 1.68m) With a further range of base level units with solid oak worksurfaces incorporating a ceramic one-and-a-half sink with a mixer tap above and drainer to side. Further space for free-standing appliances if required and also containing the 'Grant' oil boiler.

First Floor

LANDING: With exposed timbers and dormer windows with beautiful views and a variety of fitted wardrobes.

BEDROOM 1: 16'8" x 12'7" x 13'7" (5.07m x 3.84m x 4.13m) A charming double bedroom with floor-to-ceiling glass panel doors which provide stunning countryside views and open onto a small **BALCONY**. Range of fitted wardrobes with inset shelving and hanging rails and a thumb latch door leading to:-

EN-SUITE: Containing a tiled shower, WC and wash hand basin with storage below.

BEDROOM 2: 16'7" x 14'4" (5.05m x 4.36m) A further double bedroom with a vaulted ceiling, exposed timbers and brickwork and far-reaching views.

BEDROOM 3: 14'4" x 14'1" (4.36m x 4.29m) A double bedroom with vaulted ceiling, exposed timbers and dual aspect outlook over the gardens and countryside.

BEDROOM 4: 10'6" x 8'2" (3.20m x 2.48m) A useful guest bedroom with floor-to-ceiling glass panel doors, **BALCONY** and countryside views. This room could equally be utilised as a study if required.

BATHROOM: Containing a large corner shower with subway tiled surround and glass sliding doors. Traditional style WC and 'Heritage' wash hand basin as well as a heated towel rail. Exposed timbers and partially tongue and groove panelled walls and window with far-reaching views.

Outside

The property is approached through double wooden five-bar gates onto a sweeping gravel driveway which provides extensive parking. Also off of the highway is a tarmac driveway which leads onto a:-

GARAGE: 19'8" x 11'4" (5.99m x 3.45m) Of timber construction situated on a brick plinth with a corrugated roof and wooden double doors. Roof storage space and personal door and window opening into the garden. Power and light connected.

DOUBLE CARTLODGE: 18'9" x 18'7" (5.71m x 5.66m) With electric vehicle charging point.

The Cartlodge (Annexe)

A self-contained annexe which can be utilised as a holiday let or which would also be ideal as ancillary accommodation catering to buyers with a need for multi-generational living. The building incorporates the double cartlodge and garden and log stores to the rear. The property benefits from its own private outside space enclosed by fencing and with stunning far-reaching views over countryside. There is the additional benefit of an area of guest parking for the holiday let itself. Containing accommodation as follows:-

KITCHEN/DINING ROOM: 11'9" x 11'5" (3.59m x 3.48m) Finished to a high standard with a range of base level units with wood effect worksurfaces incorporating a stainless-steel sink, four-ring Lamona hob and tiled splashbacks. A range of appliances include a fitted Lamona electric oven, space and plumbing for a dishwasher and space for fridge. Plenty of space for dining table and chairs, windows with views over the gardens, spiral staircase leading to first floor and door leading to:-

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Inner Hall: With wooden double doors opening into a useful storage cupboard with fitted shelving and containing the hot water tank. Further doors leading to:-

SHOWER ROOM: Containing a double-width shower with a tiled surround and glass sliding door.

CLOAKROOM: Containing a WC, pedestal wash hand basin with tile splashback.

First Floor

BEDROOM/SITTING ROOM: 25'0" (max) x 11'11" (7.61m x 3.62m) Well-proportioned with plenty of space for a super-king size bed and a useful eaves storage cupboard off. Space for seating arranged adjacent to floor-to-ceiling glass panel doors with a **JULIET BALCONY** and pretty views over the property's gardens and a mature orchard/copse. A range of roof windows allow for plenty of natural light.

To the rear of the cartlodge is a small copse with a variety of mature trees including a walnut, maple and variety of fruit trees. There is also a useful **GREENHOUSE** and vegetable bed as well as a **large timber storage shed 9'9" x 7'9"** (2.96m x 2.36m). Also off of the driveway is a:-

WASH HOUSE: 8'4" (max) x 6'4" (2.55m x 1.94m) A charming outbuilding of brick construction beneath a pantile roof with a restored open fireplace and light connected.

Adjacent to the property itself is a flagstone terrace which provides an attractive area of seating with beautiful open views across the property's formal landscaped gardens and onto undulating countryside beyond. The garden is enclosed by well-stocked colourful flowerbeds and a picket fence. An ornamental pond contains a beautiful variety of waterborne plants and lilies. To the side of the house the grounds continue with a fenced orchard with a variety of fruit trees protected by stock-proof fencing. A fully fenced paddock is perfect for keeping livestock and/or ponies and horses and also contains a:-

FIELD SHELTER: 20'1" x 12'1" (6.11m x 3.68m) Divided into two main parts which could easily be subdivided centrally with a further stud wall if required.

SERVICES: Main water. Private drainage by Klargestor. Main electricity connected. Oil fired heating by radiators. Electric heating in the Cartlodge holiday let. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The property is Grade II Listed and thought to date back to the 17th Century.

Potential purchasers should be aware that a restriction exists on the cartlodge which ensures that it remains ancillary to the main house rather than be separated as a stand alone dwelling.

All windows and doors have been replaced by the current owners with high quality hard wood timber framed double glazing.

Offered with no onward chain.

EPC RATING: Main House: Exempt. **The Cartlodge:** Rating D

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

Council Tax Band: F **TENURE:** Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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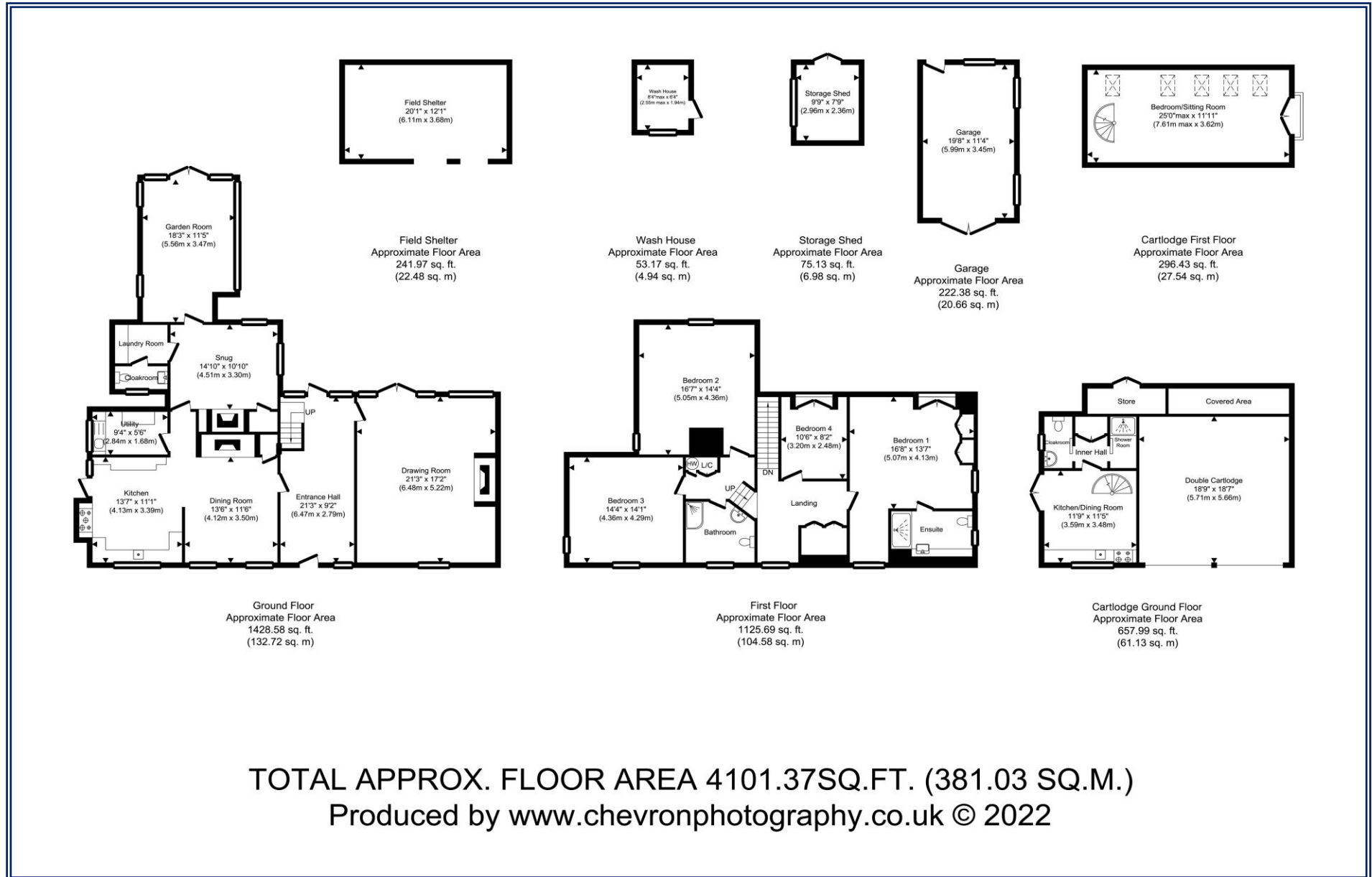


Ground floor Cartlodge



First floor Cartlodge

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