



MIDDLE BARN, UNWIN CLOSE

North End Road, Little Yeldham, Halstead.



Middle Barn, Unwin Close, North End Road, Little Yeldham, Halstead. CO9 4LL.

Middle barn is a stunning conversion of a beautiful listed oak framed Essex barn which has been carried out in a sympathetic manner combined with stunning attention to detail throughout, and modern technology to ensure low running costs. The barn is situated in a pleasant and peaceful position adjacent to the village green with views over fields beyond.

There are three entrances to the property, the most impressive of which is into the striking galleried living area which has a beautiful solid oak staircase and galleried landing with iron balustrades. There is a floor to ceiling window opening to the courtyard making an impressive and bright principal entertaining area, which is ideally suited to modern lifestyles. It is vaulted to the ceiling with a beautiful oak frame on display with king posts to the roof and close studding throughout. Great attention to detail has been applied to the conversion with oak sills to the plinths, decorative woodwork to the stairs and vaulted walls.

The kitchen will be immensely impressive and finished in a contemporary style as per the images supplied. There will be a complete range of integral appliances, a large island unit with a breakfast bar, two sinks and a hob with a down draught extractor unit. The south end of the kitchen has a vaulted ceiling and rooflights making a bright space, with a door out to the impressive courtyard. A further door leads to a useful utility/boot room with an external door and the plant room. Beyond this is a spacious cloakroom. To the rear of the open plan reception area is a cosy snug, which could also be used as a study if required.

There are two spacious bedrooms on the ground floor, both of which have impressive en-suite shower/bathrooms. This effectively future proofs the property and greatly adds to the versatility of the accommodation.

The first floor is equally impressive, and the galleried landing

is superb with iron balustrades and solid oak capped newel posts. As mentioned, there is a beautiful vaulted ceiling with impressive oak frame work on display. There are two generous bedrooms on this floor, one at each end of the property, both of which have impressive en-suite facilities.

Outside

The garden is superb, and is laid out with entertaining in mind, there is a beautiful terrace with raised planters that benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine, and is accessed from the kitchen and living space, and is ideal for 'al fresco' dining. This is flanked by an impressive brick and flint wall to provide privacy and screening creating the perfect sun trap.

Beyond the courtyard is an impressive lawn, which will be flanked by post and rail fencing. The new occupants will have the opportunity to landscape this area as they wish to provide a spacious family amenity space. There are lovely views over rolling farmland beyond. There is water and power supplied in the garden which can be utilised as required by the owners, and would be ideal for a summer house or home office, subject to any planning requirements.



Agents notes:

Water and a power supply are available in the garden, this would be ideal for a purchaser wishing to have a home office/studio(subject to the necessary consents).

Maintenance for the drive is equally shared by the three properties.

Anglian water has a right access over the drive, in order to reach a treatment plant situated to the rear of the playing field.

There is a central bin store in the cart lodge for all three properties.

The accommodation comprises:

Reception hall	Open plan living/dining area
Kitchen/breakfast room	Utility Room
Plant room	Snug/study
Four bedrooms	Four en-suites
Galleried landing	South & West facing garden
Cart Lodge	

Access

Halstead 5 miles Braintree – Liverpool St 60 mins

Sudbury 6 miles Cambridge 28 miles

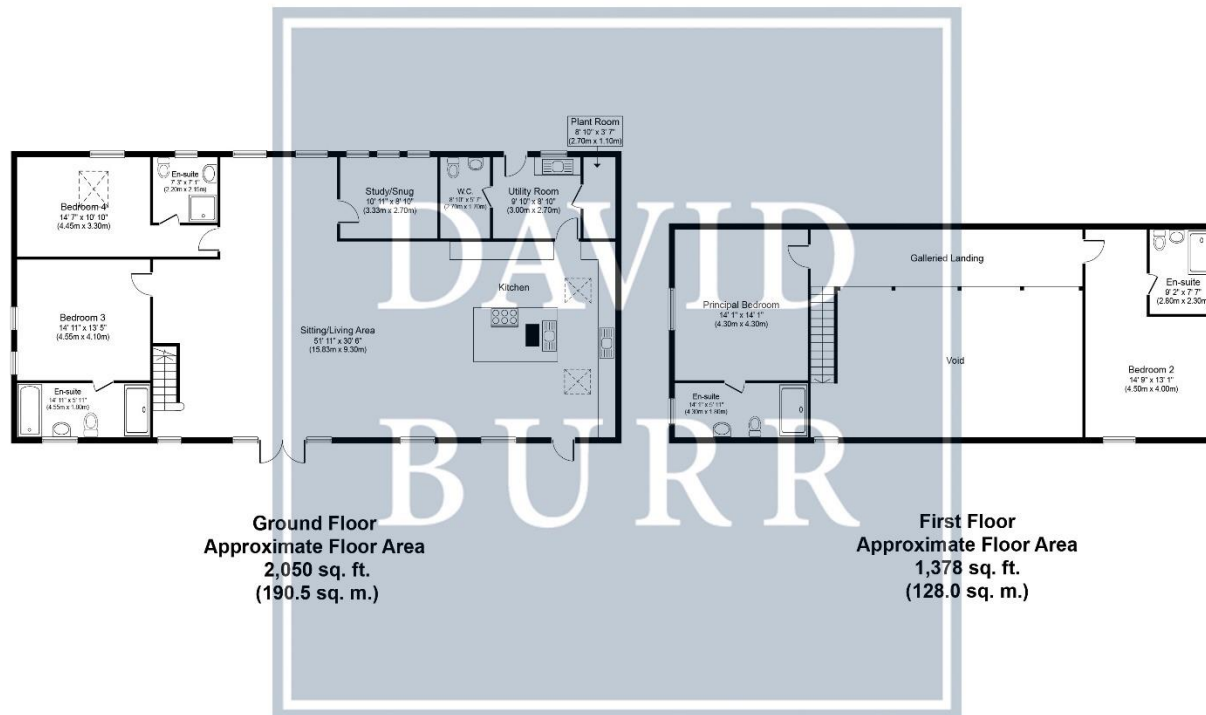
Braintree 10 miles Stansted approx. 30 mins

Location

Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors' surgery and vets for everyday needs with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street.







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.

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Additional information

Services: Main water, electricity and drainage.

Oil fired heating to underfloor system.

EPC rating: TBC

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552

525.

Council tax band: TBC

What3words: ///gearing.value.reclined

Tenure: Freehold

Viewing strictly by appointment with David Burr.

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BURR**