



NIGHTINGALE BARN

Colne Engaine, Colchester, Essex.

Guide Price £1,700,000

DAVID
BURR



Nightingale Barn, Colne Engaine, Colchester, Essex, CO6 2HJ.

Nightingales Barn is a spectacular building constructed in the vernacular style approximately 20 years ago, and enjoys a superb location on the periphery of the highly sought after North Essex village. The property features many fine and character features throughout and offers exceptionally versatile family accommodation arranged over three floors with the benefit of a detached annexe.

A solid oak door leads into an attractive reception hall with oak flooring, exposed brick work and beams to the walls, and a particularly impressive solid oak staircase rising to the gallery landing. The principal reception room is entered via twin oak doors and is a spectacular room with wonderful views to the paddock and countryside beyond which is framed by a floor to ceiling window. There is solid oak flooring throughout and a large wood burning stove set on a pamment hearth with bressummer beam above, which provides the focal point of the room. Directly accessed from the principal reception room is an attractive study which has a triple aspect and built in bespoke bookshelves and cupboards and French doors opening to the garden. There is a charming snug/family room providing an informal space which is accessed via the kitchen/breakfast room and has attractive oak frame work to the walls and ceiling, and views across the rear gardens and countryside beyond.

The kitchen/breakfast room forms the heart of the house and benefits from a triple aspect with floor to ceiling glazing to the rear providing wonderful views across the paddock and countryside beyond. There is stylish travertine flooring throughout and attractive beams to the walls and ceiling. The room is fitted with a shaker style kitchen which has granite preparation surfaces and integrated appliances including a dishwasher, Rangemaster cooker with extraction above and twin sinks. French doors from the kitchen lead to an extensive terrace which is ideal for entertaining. A solid oak door accesses a large walk-in pantry store.

The first floor is equally impressive with a stunning galleried landing with views to the front and a feature window to the front reception hall. The principal bedroom is entered via twin oak doors and has a dual aspect and is of a split-level nature with a floor to ceiling window at the rear, benefitting the occupants from the wonderful views. There are attractive beams to the walls and ceilings and a range of bespoke wardrobes finished in walnut providing extensive hanging and storage space. A door leads to a lavishly appointed en-suite shower room with a walk-in over size shower cubicle and a sink set within a tiled plinth with cupboards beneath. Adjacent to this is a walk-in dressing room with bespoke cupboards and hanging space. There are three further bedrooms on the first floor situated to the side and rear elevation, all of which have wonderful views across the grounds and benefit from characterful features and exposed beams. These bedrooms are served by a beautiful family bathroom with a free-standing roll top bath with claw feet, a rectangular sink on a vanity unit and matching WC and the room is finished with attractive panelling. A further shower rooms also serves three bedrooms which has a corner shower cubicle, pedestal wash hand basin, matching WC and travertine tiling.

The second floor is delightful and is accessed via a solid oak staircase leading to a particularly useful study or games area with a velux window, beyond this is a fifth bedroom with views across the grounds and a further door leads to a practical attic storage area.

In all about 11.0 acres (sts).

The property is approached via a gravel driveway with sleeper edging which in turn leads to an extensive area of parking with a detached garage and adjoining workshop/store. There is attractive laurel hedging to the periphery of the driveway and two birch trees and a willow tree provide interest. To the side of the property is an extensive herbaceous border planted with a variety of shrubs and perennials which provide year-round colour and interest, an ornate arch with climbing rose leads to an extensive terrace with stone walls to the edge, which provides an ideal suntrap.



Adjacent to this is a further covered terrace with attractive columns for supports, providing a shaded entertaining area. The grounds comprise of extensive expanses of lawn interspersed with a variety of specimen trees including willow, oak, and walnut. To the bottom of the garden is a small orchard planted with a variety of fruit trees and to the side, accessed via a gate, is a vegetable garden with birch trees providing a focal point. There is an attractive detached annexe with a tiled roofline and weatherboard elevations which provides useful ancillary accommodation which could house a dependent relative or has potential for air 'bnb' subject to planning. There is a further large machinery barn which provides extra storage with a loft space to the rear.

Agents notes:

The current owners have gained planning consent for a range of superb equestrian buildings, that once constructed will establish unrivalled facilities within the local area, and this, coupled with the existing property and grounds of 11 acres will provide the perfect environment for those with equestrian interests.

Planning consent exists for the following:

A covered indoor arena measuring 60 x 20 metres with a steel frame and roof with glazing panels.

An 'L' shaped stable block with eight bays, hay store, tack room, wash room, feed room, kitchen, cloak room and first floor storage area. The building has attractive weatherboarded elevations under a pitch slate roof, with brick plinths. The total gross external ground floor area is approximately 689 square metres, and the gross external first floor area is approximately 144 square metres, totalling 833 square metres.

Planning ref number: 22/03266/FUL

The immaculately presented accommodation comprises:

Reception hall	WC
Kitchen/breakfast room	Family room
Sitting room	Utility room
Study	Principal bedroom
Dressing room	Ensuite
Four further bedrooms	Bathroom
Shower room	Games room
Annexe	Garage
Store	Workshop

Location

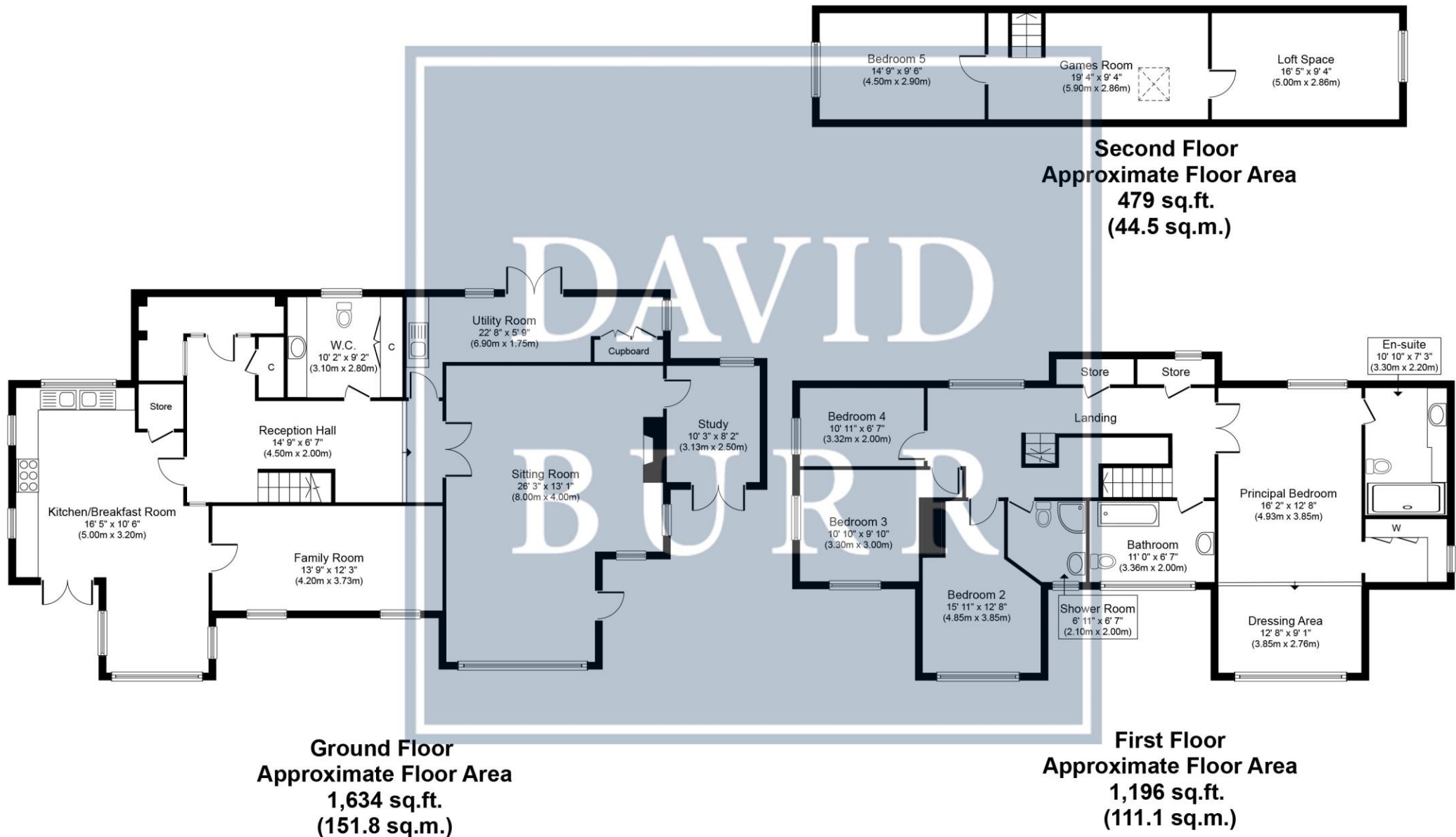
Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles	Kelvedon – Liverpool St 50 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins

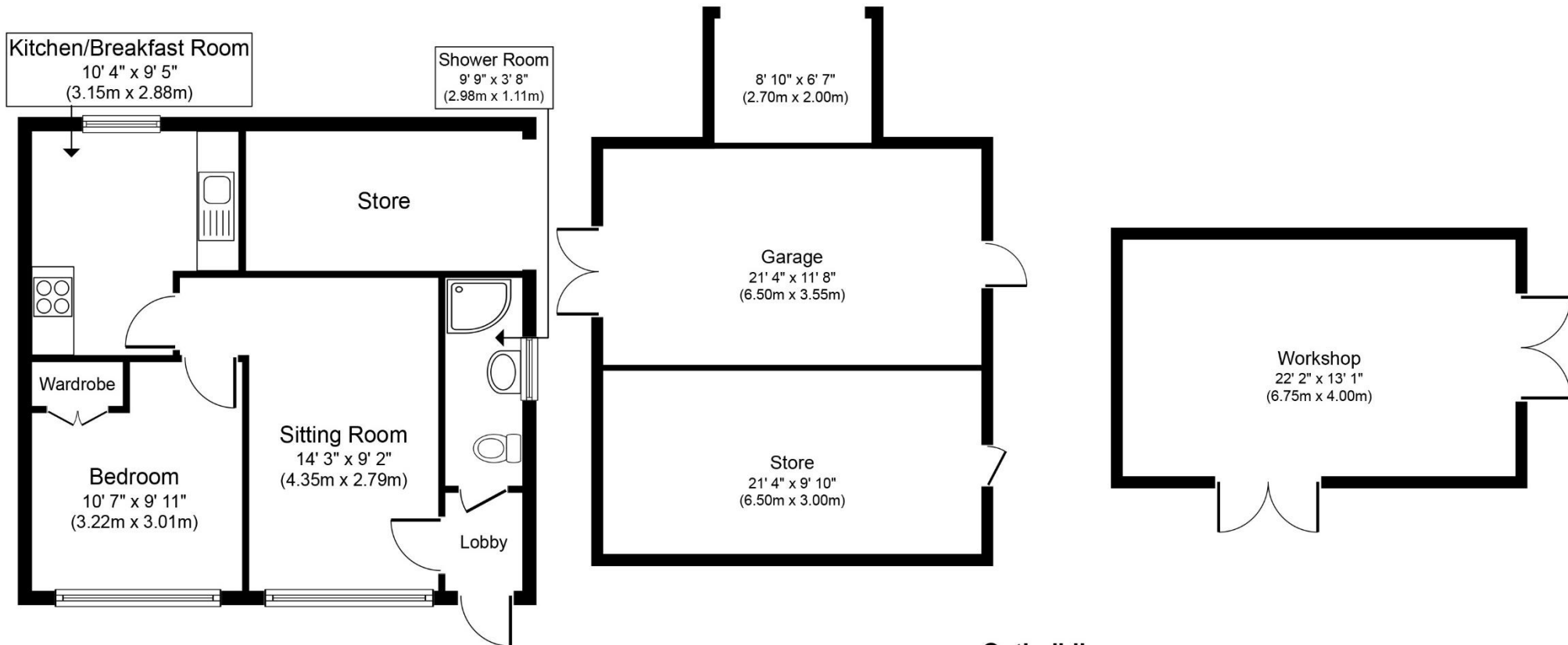






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

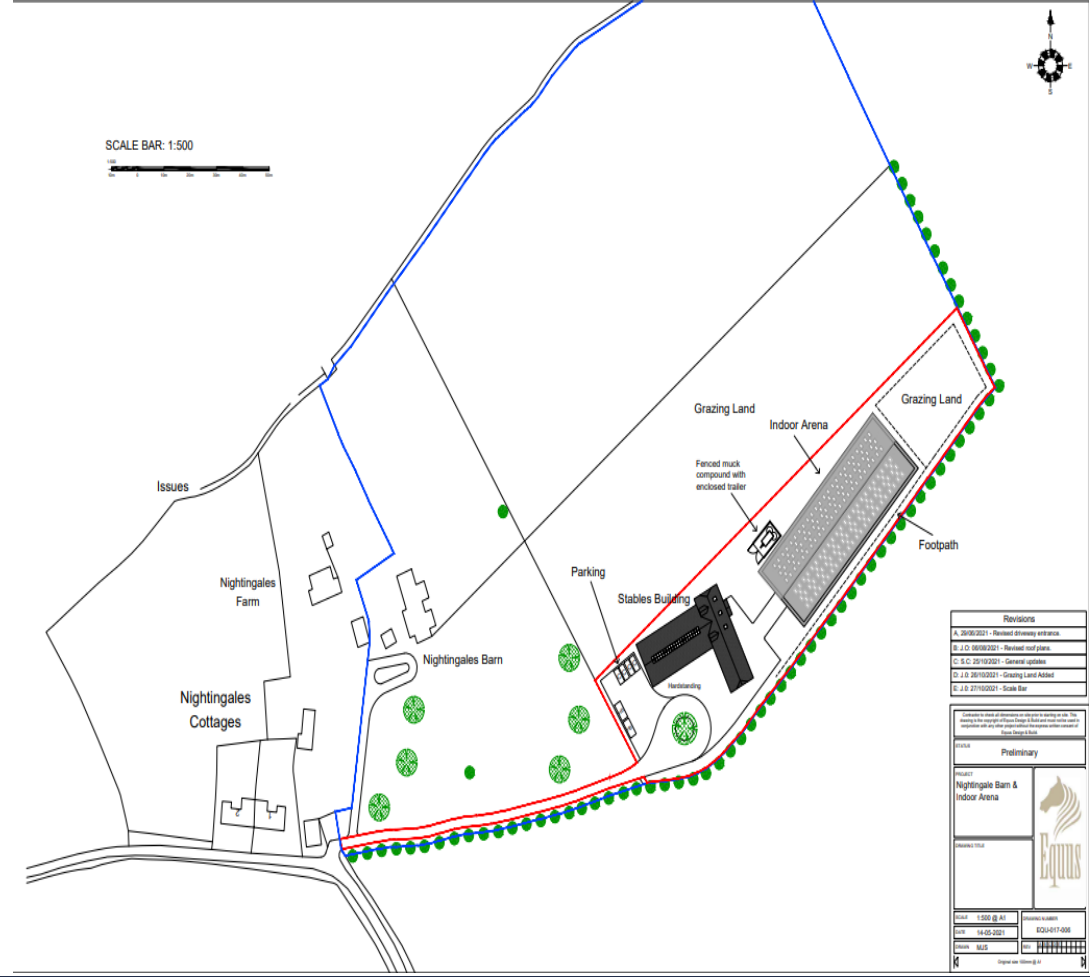
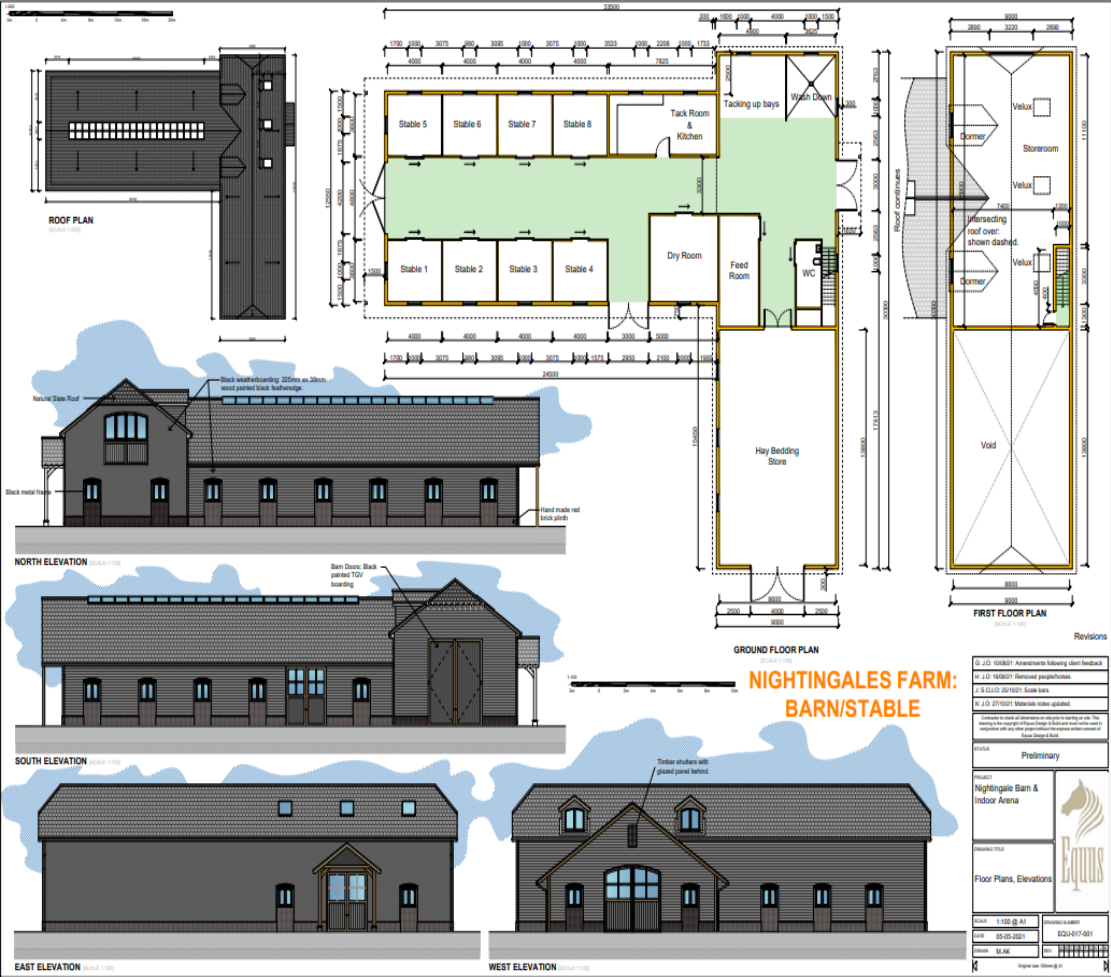


Annex
Approximate Floor Area
489 sq.ft.
(45.4 sq.m.)

Outbuilding
Approximate Floor Area
834 sq.ft.
(77.4 sq.m.)

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Additional information

Services: Main water and electricity. Private drainage.
 Oil fired heating to radiators.
 Tenure: Freehold. EPC rating: D. Annexe EPC rating: D.
 Council tax band: F
 Broadband speed: up to 1000 Mbps (Ofcom).
 Mobile coverage: O2 (Ofcom).
 None of the services have been tested by the agent.
 Local authority: Braintree District Council (01376) 552 525.
 Viewing strictly by appointment with David Burr.

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