



EAST BARN, 3 UNWIN CLOSE

North End Road, Little Yeldham, Halstead, CO9 4LL

Guide price £700,000 to £715,000





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

East Barn is a stunning conversion of a former agriculture building situated in a unique development of just two other similar converted buildings, and enjoys a pleasant location on the periphery of this attractive village. The property displays many interesting and characterful features throughout and is perfectly suited to a range of modern lifestyles, and has an appealing blend of contemporary finishes throughout.

A glazed door accesses an inviting reception hall which has a part vaulted ceiling, panelling to dado height and exposed oak framework on display. The reception hall opens to a practical and useful study area which overlooks the paved and walled courtyard. A further door accesses a cloak room with a matching white suite, adjacent to which is a plant room housing the boiler and pressurised water cylinder. A square arch with a part vaulted ceiling opens to the magnificent principle living/dining area which has a fully vaulted ceiling with exposed tie beams, a large picture window to the east elevation, and panelling to dado height with a useful shelf above. The dining area has a glazed door opening to the walled court yard making it ideal for family entertaining and there is an extensive understairs storage cupboard.

Beyond here is a charming kitchen/breakfast room which has an exposed red brick plinth and a window to the court yard and a second window giving views over the village green. The kitchen is fitted with a range of high quality units with quartz work tops and upstands and a range of integral appliances to include a 'Bosch' eye level oven and grill, dishwasher, and fridge freezer.

The impressive staircase which has oak hand rails and wrought iron spindles rises to a landing which overlooks the vaulted sitting area and has a panelled door leading to the principal bedroom. This has a part vaulted ceiling with exposed beams on display and a louvered window. Twin glazed French doors access a lavishly appointed and particularly spacious en-suite shower room which has wonderful views to the village green and the fields beyond. There is an oversized walk in tiled shower cubicle, a rectangular sink with storage beneath and a matching WC.

The remaining two bedrooms are on the ground floor with bedroom two having a glazed door opening to the court yard, a part vaulted ceiling and exposed oak framework on display. A panelled door opens to a well appointed en-suite shower room with a fully tiled oversized shower cubicle, rectangular sink with storage beneath and a matching WC. Bedroom three has two glazed openings to the court yard, a part vaulted ceiling and a panelled door to a generously sized en-suite shower room with an oversized shower cubicle, rectangular sink with storage beneath and a matching WC.

Outside

The property is approached via a large drive which is shared by the other two properties which in turn leads to a particularly attractive cart lodge building with weather boarded elevations and a zinc roof, of which two bays are allocated to East Barn.

The stone path leads to a particularly attractive court yard which surrounds the property on two sides and is flanked by a curved mellow red brick wall and a further brick wall with inset flint panelling which provides a focal point. There is a large west facing court yard which provides a high degree of privacy and is perfect for alfresco entertaining.

Beyond the drive is a further large area of garden which comprises expanses of grass, mature loral hedging to the boundaries and a post and rail fence. This area of garden has a power and water supply and will be perfect for the situation of a home office, pod or garden room.

The immaculately presented accommodation comprises:

| | |
|-----------------------------------|--------------------------------------------|
| Stunning converted barn | Impressive open plan living space |
| High specification kitchen | Underfloor heating throughout ground floor |
| Three ensuite bedrooms | Large West facing court yard |
| Large drive for multiple vehicles | Large garden |
| Double cart lodge | NO ONWARD CHAIN |

Agents notes:

We understand that the property is within the curtilage of a Grade II listed property. List Entry Number: 1123002

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.

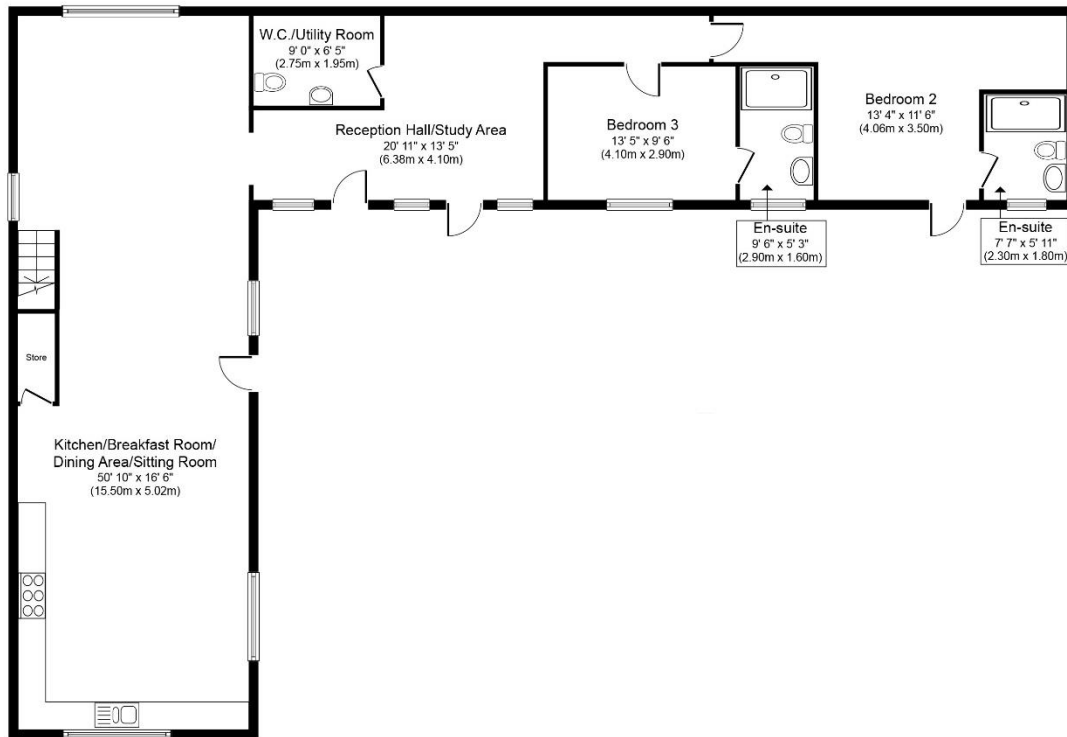
Location

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.

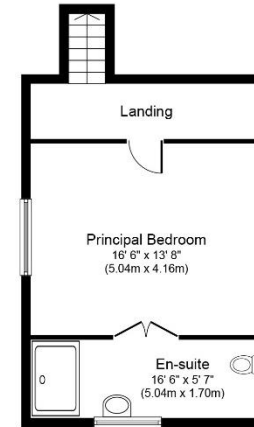
Access

| | |
|--------------------|----------------------------------|
| Halstead 5 miles | Braintree – Liverpool St 60 mins |
| Sudbury 6 miles | Cambridge 28 miles |
| Braintree 10 miles | Stansted approx. 30 mins |





Ground Floor
Approximate Floor Area
1,603 sq. ft.
(148.9 sq. m.)



First Floor
Approximate Floor Area
407 sq. ft.
(37.8 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.

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Additional information

Services: Main water, electricity and drainage.

Oil fired heating to underfloor system & radiators. EPC rating: D Council

tax band: F

Broadband speed: up to 900 Mbps (Broadband signal checker)

Mobile coverage: EE – Inside.

Vodafone, Three, EE & O2 – Outside (Mobile Signal checker)

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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