

DAVID
BURR



THE ANNEXE, CHURCH ROAD, GREAT YELDHAM, ESSEX, CO9 4LR

The Annexe at Yeldham Hall is a delightful grade II listed property in a superb location overlooking the lake. The property offers quirky and characterful accommodation with a wealth of appealing period features to include a stunning exposed oak frame throughout and fully vaulted ceilings.

£695 pcm

The Annexe, Church Road, Great Yeldham, Essex, CO9 4LR

A door opens to a practical entrance porch which has herringbone oak effect flooring, and ample space for hanging coats and boots. The beautiful four panelled door opens to the principal reception area which is laid out in a semi open plan style and has herringbone oak effect flooring to the kitchen area which is fitted with a range of bespoke hand made solid ash units with solid ash worktops, an integral Beko oven and hob, Belfast sink and plumbing and space for a washing machine. The living area features oak boarding to the walls, beams to the walls and ceiling and provides a cosy living space with a large wood burning stove on a brick hearth providing a focal point. Open tread solid oak stairs rise to the bedroom which has a vaulted ceiling and slightly restricted head height. The shower room is accessed from the entrance lobby and has oak effect flooring, fully tiled shower enclosure, pedestal wash hand basin and matching WC.

There are two allocated parking slots for the property which are located in the adjacent courtyard. To the front is an appealing area of grass with a path leading to the door and this benefits from a south facing aspect and overlooks the lake providing the perfect alfresco seating area.

The well presented accommodation comprises:

- Appealing period features
- Semi open plan principal reception room
- One bedroom
- Two allocated parking slots
- Views overlooking the lake
- Alfresco seating area
- Suitable for a single occupant
- Heating, hot water and metered water usage included in rent

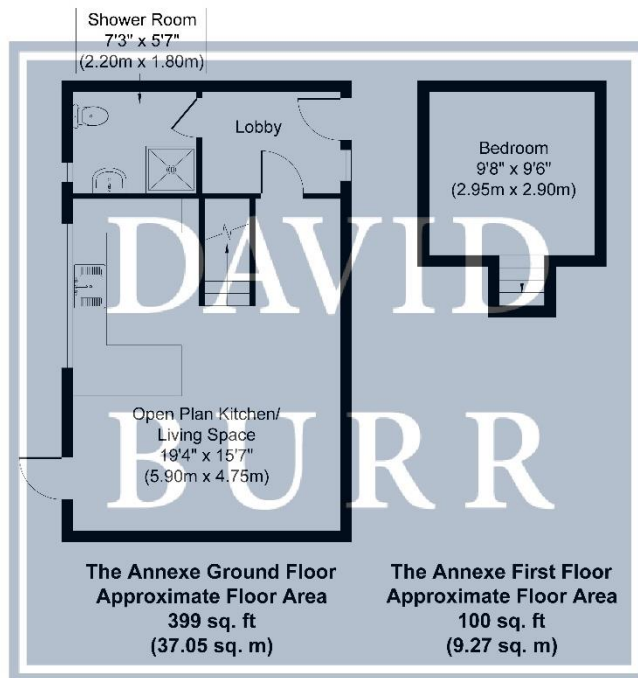
Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

Access

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

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



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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Viewing strictly by appointment with David Burr.

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Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and private drainage (Treatment plant)
Boilermass boiler heating to radiators. EPC rating: D Council tax band: TBC
Broadband speed: up to 900 Mbps (Ofcom).
Mobile coverage: EE – Likely. Three, O2 and Vodafone - Limited (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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