



9 HAYHOUSE

Earls Colne, Colchester, CO6 2PD

Guide price £799,995

DAVID
BURR



9 Hayhouse Road, Earls Colne, Colchester, Essex, CO62PD

This appealing detached village home enjoys a superb location on the periphery of this sought after village and is within walking distance of the wide range of amenities that are on offer. The property sits in a substantial south facing plot and has beautiful mature gardens that provide a high degree of privacy, and the house has been thoughtfully extended by the current owners to provide a home of great versatility and character.

A glazed and panel door accesses a practical entrance lobby which has views to the front garden, oak effect flooring and ample hanging and storage space. A square arch opens to the impressive reception hall which has views through a large bay window to the rear garden via the dining room and directly accesses the principal reception rooms. There is an appealing solid oak staircase with detailed balustrades with acorn finials, and a large understairs storage cupboard. The principal reception room is situated on the westerly elevation of the property and has a triple aspect and a large bay window to the rear, giving wonderful views to the garden and beyond. A focal point is formed by an attractive fireplace with a marble hearth and surround and a carved wooden mantle piece. The dining room is situated to the rear of the property and has a bay window giving views to the rear, and benefits from oak effect flooring, and a fireplace with a slate hearth and a multifuel stove provides a focal point. There is a useful study/family room situated to the front elevation of the property and this benefits from a dual aspect taking in views to the front and side, and provides extra versatility for growing families.

There is a well-appointed cloakroom accessed from the reception hall and the kitchen/breakfast room is situated to the rear of the property. This room forms the heart of the home and benefits from a triple aspect with wonderful views to the garden and is extensively fitted with a range of handmade bespoke solid oak units which have attractive gothic arch detailing to the doors. Integral appliances include a fridge, integrated freezer, dishwasher, microwave and slot in oven with extractor hood above. There are extensive decorated tiled splashbacks and a useful larder cupboard. There is a door that leads to the rear south facing garden making it ideal for entertaining, and a further door to a practical utility room which has plumbing for a washing machine, storage space and a door to the side garden.

The first floor is equally appealing and has a large galleried landing with two large storage cupboards. A square arch leads to the later extension which houses the principal suite, which is a particularly impressive room and has wonderful views to the garden and open countryside beyond and benefits from a dual aspect. A panelled door leads to a lavishly appointed en-suite shower room which has a large oversized shower cubicle, vanity unit with a rectangular basin with storage beneath, matching WC and oak effect flooring. There are three further generously proportioned bedrooms, two of which are situated to the rear elevation of the property overlooking the garden and benefitting from the wonderful views with the third being situated to the front elevation of the property overlooking the front garden.

These three bedrooms are served by a well-appointed family bath/shower room which has a shower over the bath, wash hand basin, matching WC and oak effect flooring.

Outside

The property is approached via a large gravel drive which provides extensive parking to the front and side of the property and is flanked by expanses of lawn with mixed mature native hedging to the front boundary. There are several trees in the front garden, one of particular note is a strawberry tree, and there are well stocked herbaceous borders to the front of the property boasting a variety of perennial plants and shrubs. Rear access is afforded on both sides of the property, and to the easterly elevation via an attractive wrought iron gate is a superbly laid out terraced vegetable garden which has raised beds, two green houses and a useful storage shed. There are three currant bushes, rhubarb plants and perennial strawberries within this area. There are useful storage buildings which are equipped with power and light.

The rear garden is particularly impressive, and worthy of a special mention as it has been created over the last forty years or so by the current owners who inherited an overgrown patch of weeds and scrub. It is predominantly south facing allowing it to benefit from the all-day sun and is distinctly segregated into three main areas with mature boundaries on all sides.

Immediately to the rear of the house is a large south facing entertaining terrace which is accessed via the kitchen/breakfast room making it ideal for family entertaining. Beyond this terrace is the upper lawn which is flanked by large herbaceous borders which provide year-round colour and interest and there are a variety of trees within this section of the garden which include fig, white peach, princess tree, west Himalayan birch and a red elder all of which provide beautiful focal points and colour throughout the year.

Beyond the upper lawn and segregated by an attractive yew hedge with an opening is the lower lawn which comprises large expanses of lawn and once more boasts a huge variety of trees which include walnut, bramley apple, damson, Victoria plum, two pear trees and an Egremont Russet apple tree. There is an appealing summer house within this area allowing the owners to take advantage of the tranquillity and a small brook runs through the lower lawn segregating it from the spinney behind.

The spinney is an absolute wildlife haven and abuts farmland to the rear and boasts a huge variety of native specimen trees which include various maples and acers and prunus.

It would be fair to say that the garden at this property is absolutely magnificent and provides the perfect entertaining and amenity space for a growing family offering complete privacy and seclusion throughout the year.

The well presented accommodation comprises:

Spacious detached family home

Superb setting in a popular village

Three reception rooms

Four bedrooms, one ensuite

Beautiful mature south facing garden

Extensive parking

PV panels and electric car charging point

Scope for further enlargement (STP)

In all about 1 acre

Agents notes:

The property benefits from photovoltaic panels to the roof which are on one of the later government feed in tariffs.

There is an electric car charging point adjacent to the parking area.

There is ample scope for further enlargement of the property and for the erection of a garage/cart lodge to the front, subject to the necessary planning consents being sought.

Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles

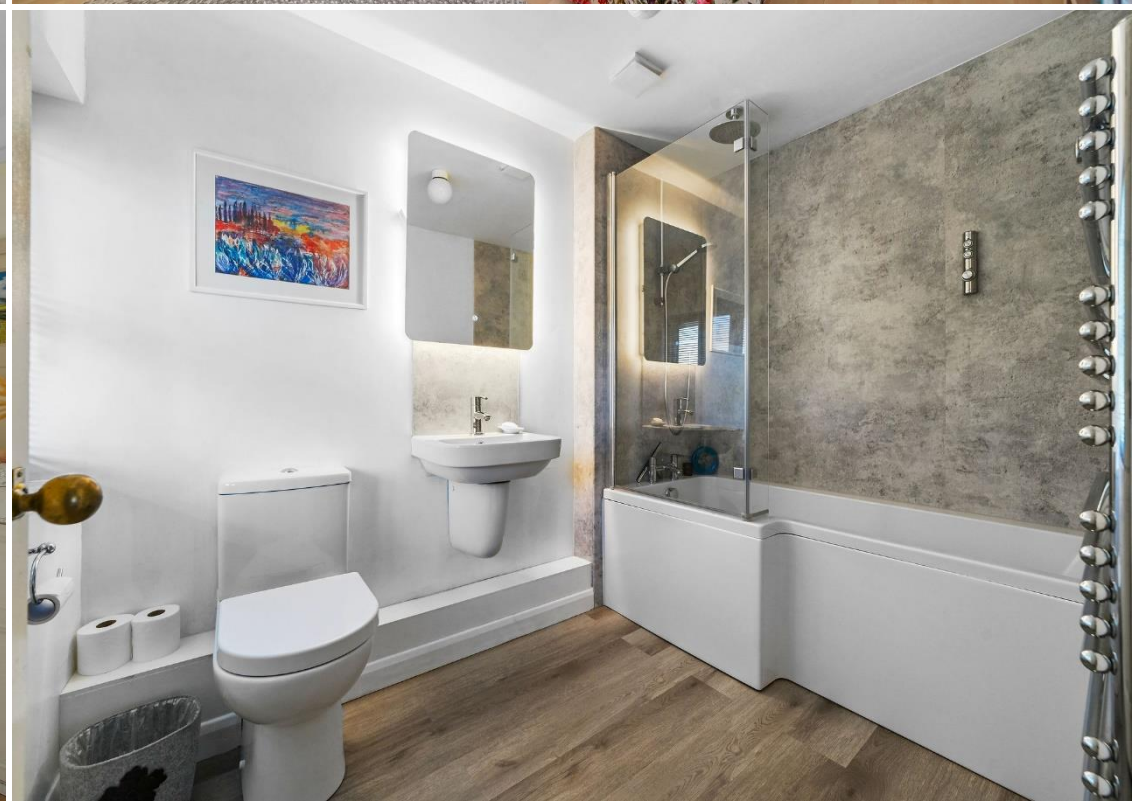
Marks Tey – Liverpool St 70 mins

Colchester 10 miles

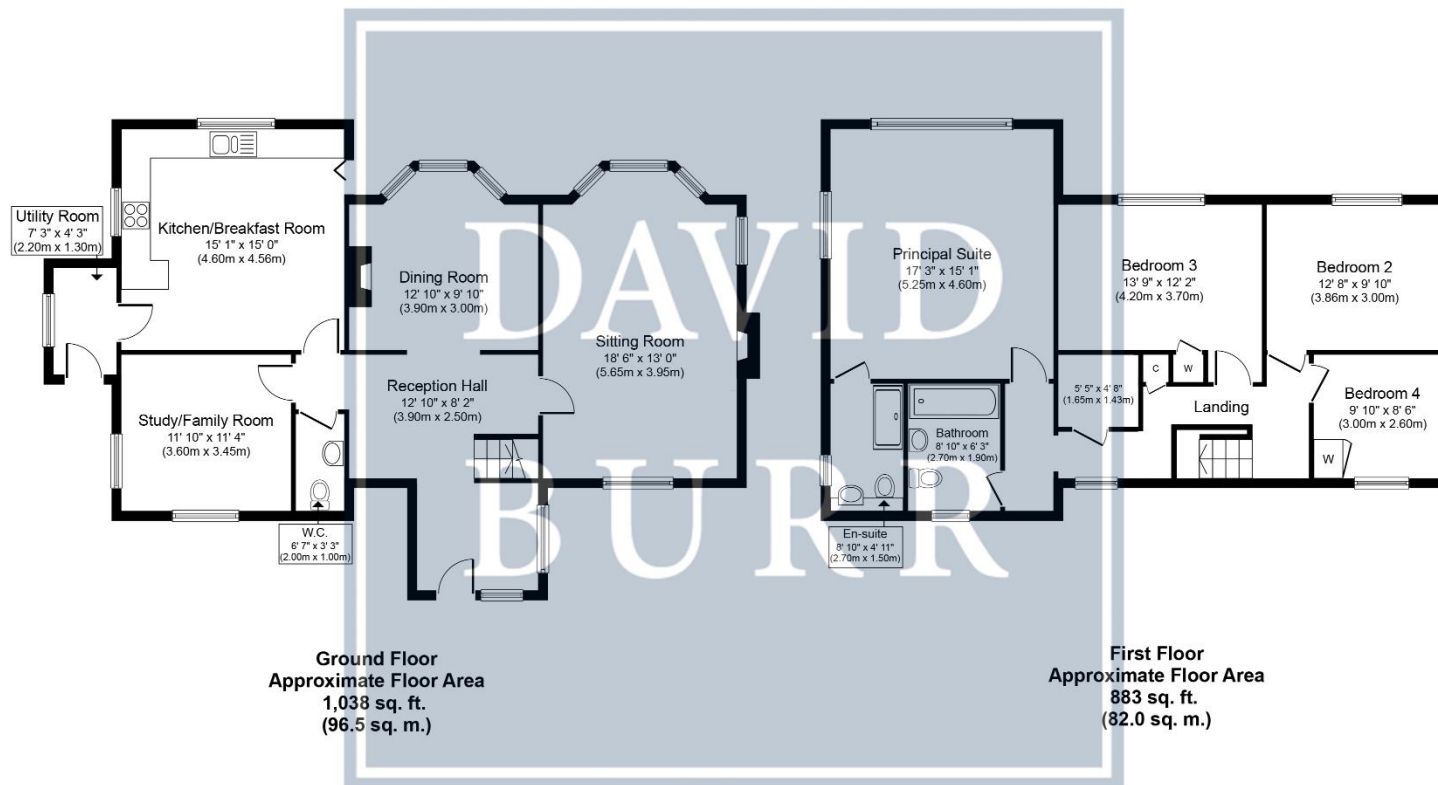
Stansted approx. 30 mins

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.

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Additional information

Services: Main water, electricity and private drainage (Septic tank)

Gas fired heating to radiators. EPC rating: D Council tax band: E

Tenure: Freehold

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2 & Three - Limited (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. DAVIDBURR.CO.UK

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