



WEST BARN, 1 UNWIN CLOSE

North End Road, Little Yeldham, CO9 4LL

Guide Price £850,000

DAVID
BURR



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

West Barn is a stunning high specification conversion of a former agricultural building that now offers exceptionally versatile and spacious family accommodation, essentially arranged over one level, that combines stunning period details with modern and contemporary finishes such as oak flooring, oak doors and stylish bathrooms. The barn is situated in a secluded location amongst two other converted buildings adjacent to the village green, and has views to the rear over open farmland.

There is an attractive semi-circular herringbone brick step that accesses the impressive reception hall via a glazed door flanked by two windows. There is sunken coconut matting immediately by the door, after which is beautiful engineered wide oak flooring that extends through to the open plan living space. This is an exceptional room which is fully vaulted to the ridge and displays a superb oak frame which is visible throughout most of the building, and there are shuttered windows to the rear overlooking the green. It forms the perfect informal family entertain area which will suit a wide variety of modern lifestyles.

The kitchen area is distinguished by a change in flooring to a contemporary porcelain tile and is extensively fitted with a range of shaker style units with white quartz tops. There is a large breakfast bar on the living side which is ideal for mingling and entertaining. There is an impressive range of integral appliances which include a ‘Neff’ slide/hide oven, combi microwave oven, ‘Bosch’ fridge and freezer, dishwasher and an induction hob with down draft extractor, this is further complemented by a wine fridge. Beyond the kitchen is a spacious utility room fitted with the same tiles, units, worktops and an integral ‘Bosch’ washing machine and tumble dryer. A door then leads to a plant room with the boiler, pressurised water cylinder and heating controls.

A part glazed wall with a door leads to a guest suite which could also be used as a snug if desired. This room is also fully vaulted and has a shuttered window giving views over the green and useful mezzanine storage. A door opens to a lavishly appointed en-suite bathroom with a vanity unit and mirror, bath with shower above, and the room is fully tiled to dado height. There is also a study or dressing room, depending on how an owner would wish to use it which has views over the green.

From the living room a square arch accesses the inner hall, which also has a glazed door to the walled courtyard garden with sunken coconut matting and wide oak engineered flooring, and there are attractive beams to the ceiling. There is a cloakroom with a tiled floor, vanity unit, backlit mirror and rectangular sink.

There are three further bedrooms accessed from here, with the principal suite at the southern end of this wing, with all three bedrooms having views to the walled courtyard, all the rooms have part vaulted ceilings with some impressive exposed beams on display. The principal suite has a large en-suite shower room with his and hers sinks, a range of mirror fronted cupboards, a matching WC, and a large walk-in tiled shower cubicle. The other two remaining bedrooms feature well-appointed en-suite shower rooms with matching tiles, units and showers.

The barn is approached via drive which accesses the impressive cart lodge building, which has a brick plinth, weather boarded elevations and an attractive zinc roof. The front has substantial oak posts with bracing and it is ply lined, power and light is connected with the capacity for an electric car charging point. Immediately to the front of the property is a delightful south facing courtyard which has attractive red brick walling with flint panels and is perfect for al fresco entertaining, there are raised beds and an opening to the front which is flanked by areas of lawn.

To the south is an extensive garden which has post and rail fencing and laurel hedging to the boundary. This is a prefect family recreation space and has views over open farmland, and there is a water and power supply which is ideal if an owner wished to place an outside studio or home office (stp).

In all about 0.50 acres (sts).

The well presented accommodation comprises:

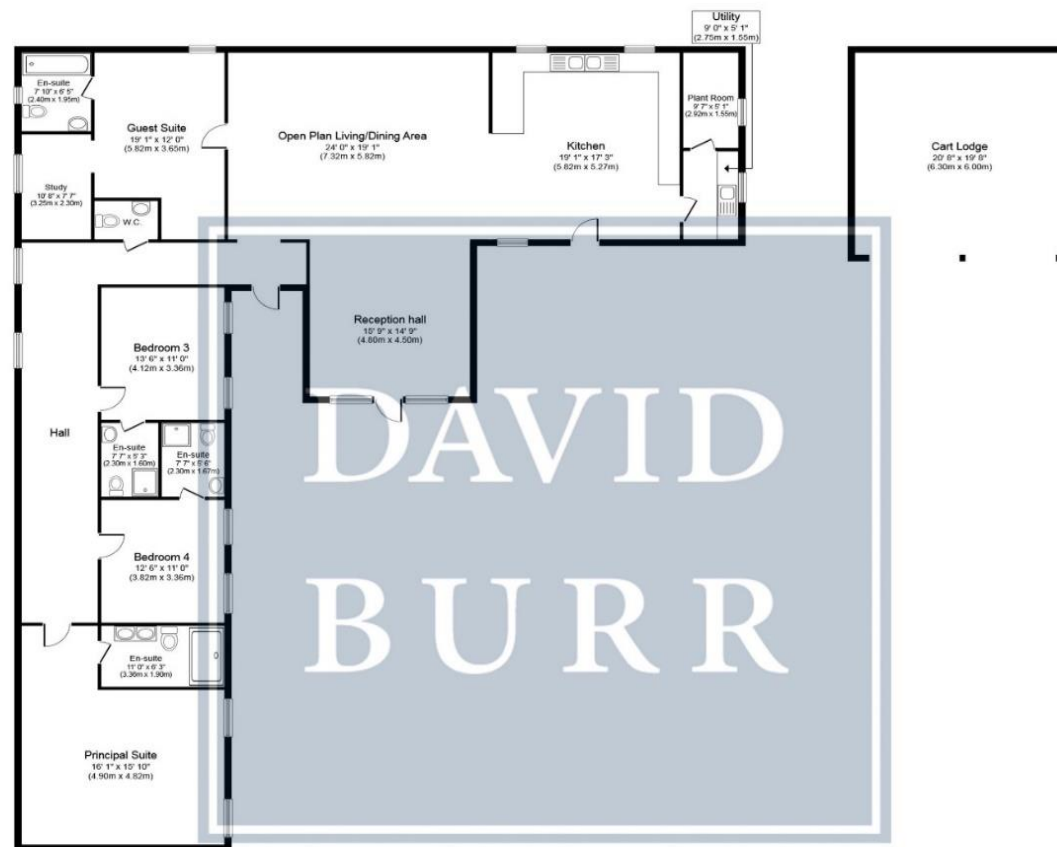
Reception hall	Open plan living/dining area
Kitchen/breakfast room	Utility Room
Plant room	Snug/guest suite
Four ensuites	Study/dressing room
Inner hall	Principal suite
Two further bedrooms	Cart Lodge

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.
The property owns the two cart lodges on the right hand side of the cart lodge building.
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.

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.





Ground Floor
Approximate Floor Area
2,692 sq. ft.
(250.1 sq. m.)

Outbuilding
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. Tenure: Freehold

EPC rating: E Council tax band: G

Broadband speed: up to 1000 Mbps (Ofcom)

Mobile coverage: EE, O2 & Vodafone (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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