



BARLEYFIELDS

North End, Little Yeldham, CO9 4LQ

Guide price £675,000

DAVID
BURR



Barleyfields, North End, Little Yeldham, Halstead, Essex, CO9 4LQ

Barleyfields is a substantial detached family home enjoying a superb secluded location within this popular North Essex hamlet. The property benefits from extensive gardens with a south facing aspect and wonderful views over open rolling farmland.

A glazed and panelled door accesses the spacious reception hall which has stairs rising to a galleried landing, and a large understairs cupboard. The principal reception room is situated to the rear of the property and benefits from a south and westerly aspect and has an attractive carved stone fire surround with a stone hearth. There are French doors on the westerly elevation which accesses an extensive gravel terrace which is perfect for large scale family entertaining. To the front elevation of the property is a spacious family room which takes in views to the rear and across rolling open farmland.

The dining room is situated on the westerly elevation with views to the open farmland and garden and provides an impressive and spacious formal entertaining area. A square opening accesses the kitchen/breakfast room. The kitchen is extensively fitted with a range of wall and floor mounted pine units with tiled splashbacks with integral appliances to include a Cooke and Lewis oven and grill with a four-ring hob above and extractor hood over, a one and a half bowl stainless steel sink and space for a dishwasher. The kitchen benefits from a dual aspect and has a door directly accessing a useful utility room which has a glazed door to the rear garden, a window to the side, and this is fitted with a range of floor mounted units with a single bowl stainless steel sink, space for a tumble dryer and plumbing for a washing machine and also this houses a wall mounted oil fired boiler. There is a cloakroom accessed from the reception hall which has a wall mounted sink with a tiled splashback and a matching WC.

The stairs rise to an impressive galleried landing which accesses all the bedrooms and a door opens to a linen cupboard which houses the hot water cylinder. The principal bedroom is situated to the rear of the property and takes in views to the garden and the open farmland beyond. There is a dressing area and a door accessing a spacious ensuite shower room which is fitted with a pedestal wash hand basin, matching WC, bidet and a large fully tiled walk in shower cubicle. The guest suite is situated to the rear of the property and has wonderful views over open farmland and has a door to an ensuite shower room which is fitted with a pedestal wash hand basin, matching WC and a fully tiled walk in shower enclosure. There are three further bedrooms two of which are situated to the rear of the property with a south and westerly aspect and the third to the front elevation with trees beyond. These three bedrooms are served by an especially spacious family bathroom which is fitted with a walk in shower enclosure, pedestal wash hand basin, matching WC and bath with a decorative tiled surround and oak effect flooring.

Outside

The property is approached via a five bar gate which in turn leads to an extensive area of hard standing and parking with a garden shed to one side of the property and a further aluminium storage shed to the north elevation. Rear access is afforded on both sides of the property and the garden benefits from a south and westerly elevation enabling it to take advantage of the afternoon and evening sunshine.

There is a close board fence to the north elevation adjacent to which are a variety of evergreen shrubs which provide interest and colour. A large gravel terrace is accessed from the sitting from vie French doors. There is an impressive willow tree to the west elevation which provides a focal point beyond which are further expanses of lawn.

Agents notes:
There is ample space for further enlargement (STP).
The property has been internally redecorated and recarpeted.

The well presented accommodation comprises:

Three reception rooms	Cloakroom
Five bedrooms, two en-suites	Large south and west facing garden
Kitchen/breakfast room	Extensive parking
Utility room	NO ONWARD CHAIN

Location

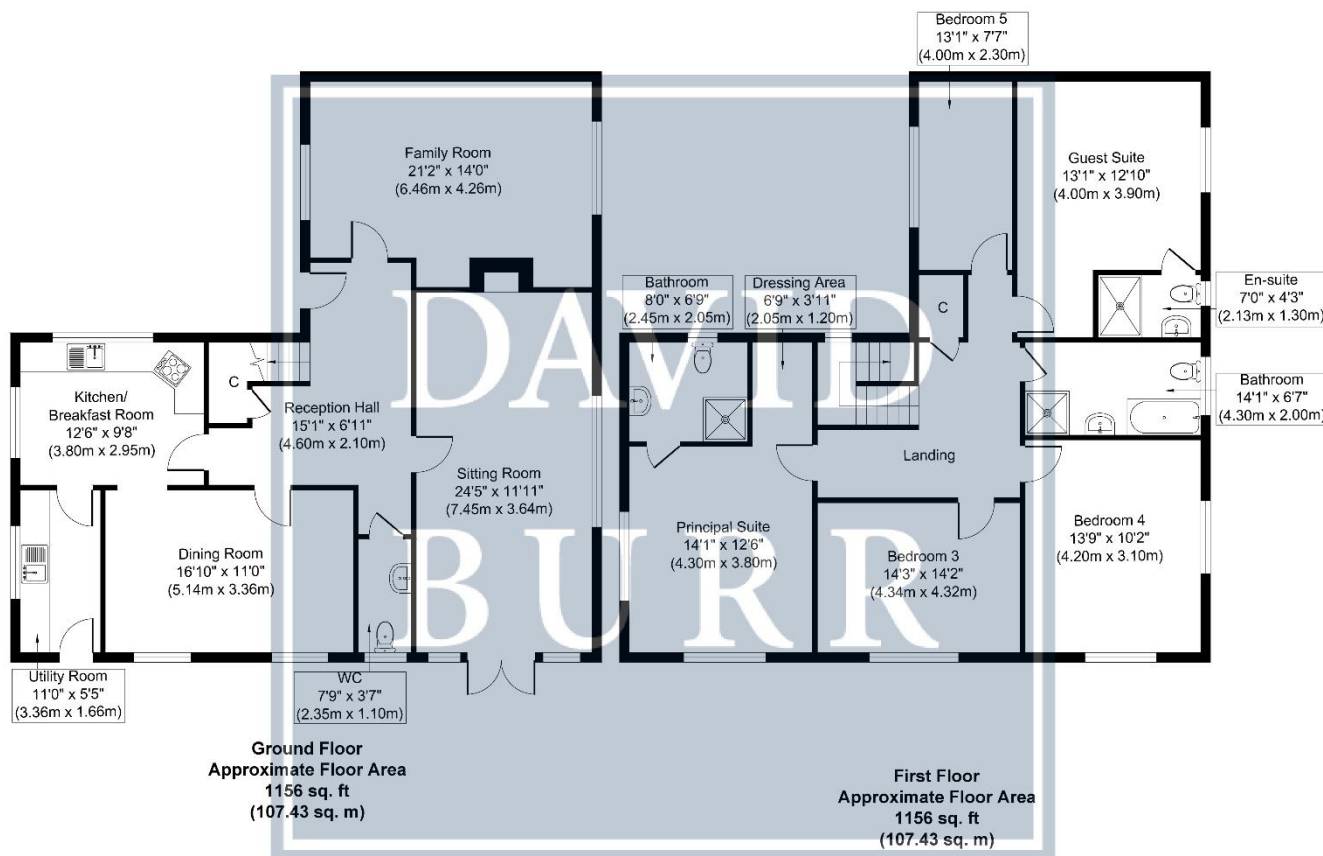
Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors’ surgery and vets for everyday needs, with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street.

Access

Halstead 5 miles	Braintree – Liverpool Street 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 min







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

Oil fired heating to radiators. EPC rating: D Council tax band: G

Tenure: Freehold

Broadband speed: up to 7 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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. DAVIDBURR.CO.UK

Contact details

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**DAVID
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