



Hospytts

The Causeway | Great Horkesley | CO6 4AD

FINE & COUNTRY

SELLER INSIGHT



A Grand Historical Residence with Country Charm, Perfect for Family and Entertaining

Welcome to Hopsyttts, our charming Grade II listed 16th-century timber-framed house nestled in the picturesque village of Great Horkesley, Essex. This historic gem, with origins dating as far back as the 1400s, combines rich heritage with modern amenities, offering a unique blend of character and contemporary comfort, making it the perfect family home.

Seventeen years ago, we fell in love with the generous space of Hopsyttts and embarked on a comprehensive renovation journey. From updating the plumbing and electrics to redecorating and rethatching the roof, we meticulously restored Hopsyttts from top to bottom. The results are breathtaking—a home that beautifully marries its historic features with modern convenience.

One of our most cherished traditions is hosting Christmas here. The large open fires create a cozy and festive atmosphere, perfect for gatherings with family and neighbours. The spacious beamed and vaulted kitchen becomes a hub of activity, filled with chatter and the delightful scents of roasting and baking. With numerous rooms for guests to stay over, it's an ideal setting for creating lasting holiday memories.

Our passion for an active lifestyle is evident throughout the house. We converted spaces to include a gym and a music room, reflecting our love for fitness and music. The additional land we purchased has transformed the property into a haven of parkland, where we've hosted festivals, kids' parties, and sports days. It's a wonderful space that offers endless possibilities for outdoor activities and celebrations.

When our children were younger, we had a nursery adjacent to the master bedroom. As they grew, we transformed this space into an office, which also serves as a perfect dressing room. This is indicative of the property as a whole; Hopsyttts offers the ultimate flexibility in using its space as you wish, with the use of each room evolving alongside your family's needs. The array of built-in wardrobes, cozy cupboards, lofts, and hide-aways provide unique and charming storage solutions throughout the house. The layout ensures that guests can stay without infringing on your space, making it ideal for extended family visits, grandparents, or even as an Airbnb.

Hopsyttts is not just a home; it's a lifestyle. The expansive property and grounds are so large that we've had to ring a bell to call the kids for dinner! The historic charm is evident in every corner, from the quirky bronze doorbell and servants' call panel to the original doors, wishing well (that captured our kids' imagination and possibly some of their pocket money coins), and water pumps. The house is made of traditional materials including oak beams, lime plaster, and original bricks with lime mortar. The hand-painted windows dating back hundreds of years, stunning beams, high ceilings, panelling, and secret doors further add to its unique character. Even the workshop has a story, having once housed a cider press when the property was part of an apple farm.

Our well-stocked gardens, with beautiful beds, provide a picturesque setting for relaxation and play. The pergola covered in wisteria is perfect for summer BBQs and al fresco family dining, offering a serene outdoor space to enjoy with loved ones.

The location is ideal for those who commute to London. A 10-minute bike ride to the station, with trains to Liverpool Street every 15 minutes, means you can be in the heart of the city in just 50 minutes. This perfect balance of countryside tranquillity and city convenience has allowed us to enjoy the best of both worlds. Being on the boundary of both Essex and Suffolk enables you to benefit from stunning countryside and coastlines, with plentiful walks, historical sites to explore, and a wide variety of outdoor activities and water sports on offer.

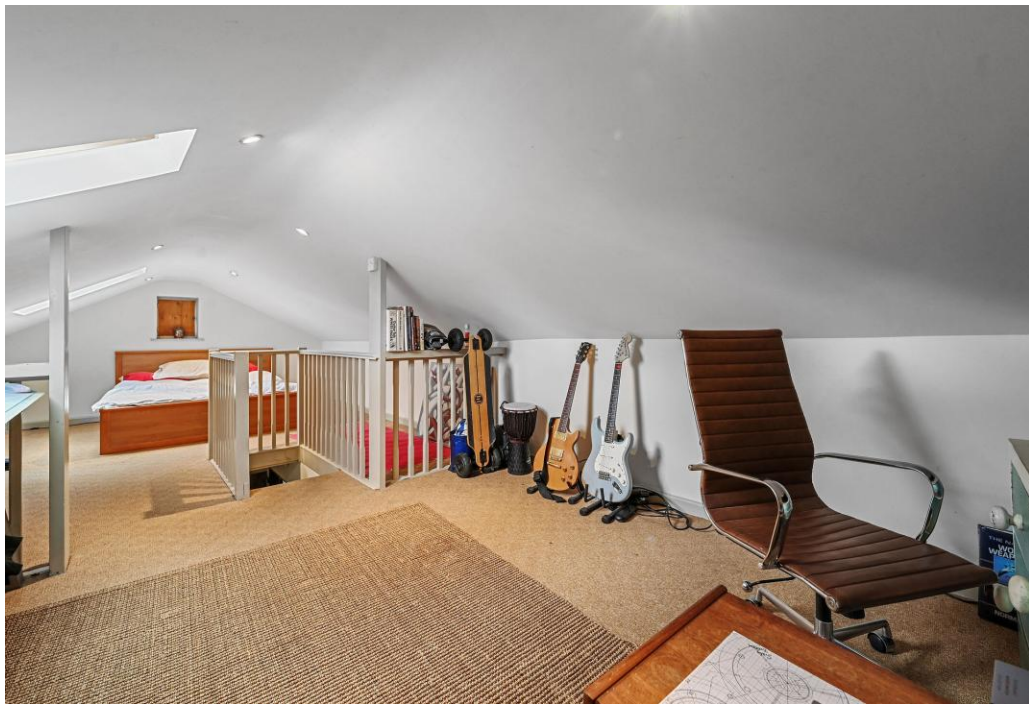
Education is well-catered for, with access to renowned Colchester grammar schools, Trinity School, Ofsted outstanding primary and secondary schools, and private institutions like Littlegarth School. The property's location offers an excellent environment for raising a family.

Hopsyttts is a place where history meets modern living, providing a unique and inspiring home for those seeking a blend of tradition and contemporary luxury. With the potential for future development, including favourable prospects for a holiday home on the adjacent land, this property truly offers endless opportunities for the next fortunate owners. We have loved every moment here and are confident that you will too.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

Hospytts

Welcome to Hospytts, a truly remarkable property that combines historic charm with modern comforts, offering the perfect balance of tranquility and convenience. Nestled in the charming village of Great Horkesley, this exquisite home boasts a wealth of features that are sure to captivate any discerning buyer.

As you step inside, you'll be greeted by the warmth and character that emanates from every corner of the ground floor. The vaulted ceilings and exposed timbers create an inviting atmosphere, setting the stage for cosy gatherings in the spacious drawing room, complete with an impressive inglenook fireplace. The elegant dining room is perfect for entertaining, while the sitting room, with its open brick fireplace, provides a charming retreat. The heart of the home, the kitchen/breakfast room, seamlessly blends historic charm with modern functionality, featuring a vaulted ceiling, double butler sink, central island, and a pantry.

The ground floor also offers a delightful conservatory with garden views, a practical utility room, and a versatile study. Additionally, there is ample space for hobbies, work, and play with a Gym, Playroom, Music room, Snug, and workshop. This impressive layout ensures a perfect blend of comfort and style for every member of the family.

As you make your way upstairs, you'll continue to be impressed by the blend of historic charm and modern amenities. The master bedroom is a true sanctuary, featuring exposed timbers and a built-in wardrobe that leads to a versatile dressing room. Two well-appointed bedrooms provide ample space for family or guests, each adorned with characterful exposed beams. The family bathroom offers a mix of classic and contemporary touches. Furthermore, the potential self-contained annexe on this level provides flexibility with its own bedrooms, bathroom, and living spaces, perfect for extended family or visitors.

Step outside into the tranquil grounds of Hospytts and immerse yourself in natural beauty. Accessed via a long gravel drive, the property's secluded setting offers privacy and serenity. The expansive grounds, extending over 3.8 acres, feature sweeping lawns adorned with majestic trees, including copper beech and horse chestnut. Whether you enjoy a peaceful stroll through the gardens or host al fresco dinners on the terrace, Hospytts provides a captivating outdoor lifestyle amidst nature's splendour.



STEP OUTSIDE

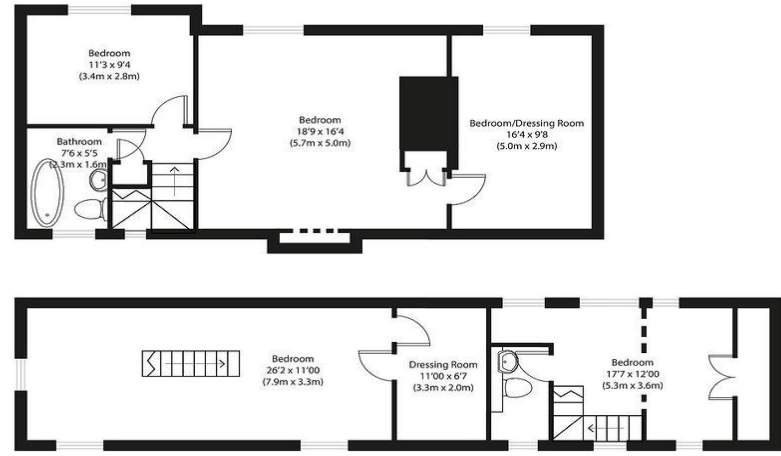
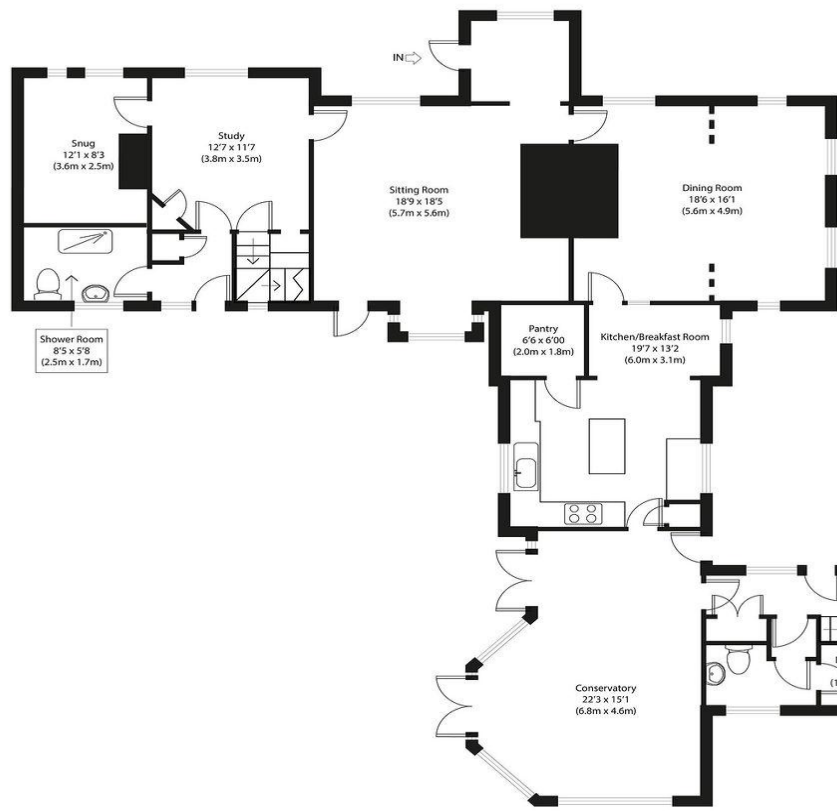
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Location-wise, Hospytts enjoys an enviable position within the charming village of Great Horkesley. Situated on The Causeway, CO6 4AD, the property benefits from easy access to local amenities, schools, and recreational facilities, ensuring a convenient lifestyle for families and professionals alike. With proximity to Colchester and Colchester North station, commuting to London Liverpool Street is effortless for city workers. Surrounded by picturesque countryside, yet within reach of vibrant market towns and cultural attractions, Hospytts epitomizes the idyllic countryside retreat without compromising on modern comforts and conveniences.

Education is another highlight of the area, with Colchester and Great Horkesley offering excellent schooling options. Whether you prefer state schools, grammar schools, or private institutions, there are numerous choices to suit individual needs and preferences. Many of the schools in the area have received outstanding Ofsted ratings, reflecting their commitment to providing high-quality education. Teachers in Colchester and Great Horkesley are known for their dedication and expertise, ensuring students achieve academic success and personal growth. Moreover, a variety of extracurricular activities and enrichment programs allow students to explore their interests and talents beyond the classroom.

In summary, Hospytts represents a captivating countryside retreat that seamlessly blends historic charm with modern comforts. With its tranquil grounds, convenient location, and excellent schooling options, this property offers a truly exceptional lifestyle for those seeking a top-notch education for their children. Don't miss the opportunity to make this remarkable property your own. Arrange a viewing today and let Hospytts enchant you.





First Floor

Approximate Gross Internal Area
3890 sq ft (361 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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