



Yeldham Road, Toppesfield, CO9 4LS

CHEFFINS

Yeldham Road

Toppesfield,
CO9 4LS

7 4 4

Guide Price £1,250,000

- Set In Seven Acres Of Mature Grounds
- Seven Bedrooms With Two Ensuite bathrooms
- Large Barn With Potential For Development STP
- Surrounded By Open Countryside
- Grade II* Listed Dating Back To 1360
- Period Features
- Three Large Reception Rooms
- House of approximately 3,784 sq ft
- Various Outbuildings
- NO ONWARD CHAIN

Grade II* listed country house situated on a private country lane surrounded by open fields. The property has lovingly restored accommodation dating back to 1360 with a wealth of period features. There are various outbuildings and a large barn ideal for development STP. The gardens are a real asset to this country residence with mature gardens and meadowlands in excess of 7 acres.





LOCATION

Toppesfield village is located just a short distance from Sible Hedingham, the village is well served offering a village shop and post office, the Green Man public house, St. Margaret's Church and St. Margaret's Church of England Primary School which filters into Hedingham School and Sixth Form. For the commuter there are stations located at Elsenham and Braintree, providing a choice of multiple trains over two routes into London Liverpool Street

Directions

From Braintree take the A131 to High Garrett, then the A1017 to Gosfield, Sible Hedingham, Great Yeldham. Turn left just past the White Hart into Toppesfield Road. After one and a half miles Ollivers is on the left just past Toppesfield Hall down a track.

From Cambridge take A1307 to Haverhill, then the A1017 to Great Yeldham just after leaving Great Yeldham. Turn right before the White Hart into Toppesfield Road. After one and a half miles Ollivers is on the left just past Toppesfield Hall down a track.

Full description

Grade II* listed timber-framed, seven-double bedroom country house situated on a private lane, the property has a wealth of period features set within mature gardens of about 1 acre including a small productive vineyard producing Madeleine Augevine grapes. In addition there are a further 6 acres of paddocks and grassland, several outbuildings which could be converted STP, ponds and substantial sized timber-framed barn with possible potential for development STP. The property has a wonderful blend of privacy but with stunning views over the surrounding countryside.

Ground floor: The entrance has a glazed front opening into a light-filled hall, before leading you through to the pleasant drawing room. This is a very spacious entertaining area with views out across the gardens on both sides. It has exposed moulded oak beams that span the entire room, and an enormous Elizabethan brick-arched fireplace. The large Charnwood wood-burning stove in the fireplace is very capable of making this sizeable room feel warm and comfortable. To one side of the room, a panel oak door leads to the

dining room with another oak-beamed ceiling and windows on two sides providing light and views over the garden, which can be accessed through an arched glazed door onto a paved area and lawn. From here a door leads to the study/snug, the oldest part of the house dating back to 1360, a cosy, light-filled room with bespoke bookshelves that line one side of the room and a small fireplace with a log-burner. The farmhouse-style kitchen is also accessed from the drawing room, which is another generous double aspect room with exposed beams and a large brick-arched fireplace housing a Redfyre stove. To one side there is a purpose-built, walk-in larder and a utility/rear entrance hall and back door. Most large windows have unobtrusive secondary glazing. Craftsman-built oak staircase and Downstairs WC.

First floor: The first floor is accessed via an oak-framed stair tower extension, with double-height leaded window offering views across the garden to the barn and fields beyond. The long landing leads to the principal bedroom at one end of the house, which has stunning views over neighbouring villages to the Castle at Castle Hedingham. This triple-aspect room has

a dressing area to one side and an en suite bathroom with a separate shower. Adjacent to the principal bedroom is the guest bedroom and en suite, another beautiful room with views to the south over the garden and a brick-arched fireplace and small en suite shower room. At the other end of the landing there are a further two south-facing bedrooms, one with a brick-arched fireplace and the family bathroom, currently fitted with a large walk-in shower and offering views up to the village church. Above the entrance hall to the front of the house is the purpose built home office.

Second floor: The top floor of the house is reached by an open wooden staircase and has windows to the front and back with far-reaching views and exposed oak timbers throughout. There is one large central bedroom with a further interconnecting bedroom giving access to a large loft space and separate bedroom with washroom on the other side. There is potential to increase the accommodation over this floor STP.

Garden: The gardens are a real asset to this property with beautiful landscaped-designed borders and



planting surround the house on all sides and include a white garden, rose borders, jewel garden, formal lily pond, woodland garden and walk, and a lavender path up to the front door. Beyond the woodland walk is a large vegetable garden with greenhouse and fruit cage, an orchard and other fruiting trees around the garden including apricot, morello cherry, cherry-plum, greengage and bullace. To the front of the house, the sweeping lawns are planted with mature trees either side of the driveway leading up to a parking area for four cars. At the back there is a large stone-paved patio facing south, that wraps around the house providing seating, dining and relaxing areas with stunning views across the neighbouring landscape. Adjoining the house to the south is a double-storey barn (which could be converted into an annexe, subject to planning). There are a further two single-storey barns housing garden machinery, wine making equipment and the wine store.

Land

To the front of the farm house and beyond the existing driveway and formal gardens is a fenced paddock of approximately 2 acres containing an old carriage drive and a double avenue of lime trees; to the rear of the farm house and gardens is the larger detached barn, together with a smaller detached barn set in approximately 4 acres of land. Most of the 4 acres are meadow land, but they also contain two wildlife ponds and a small woodland area.

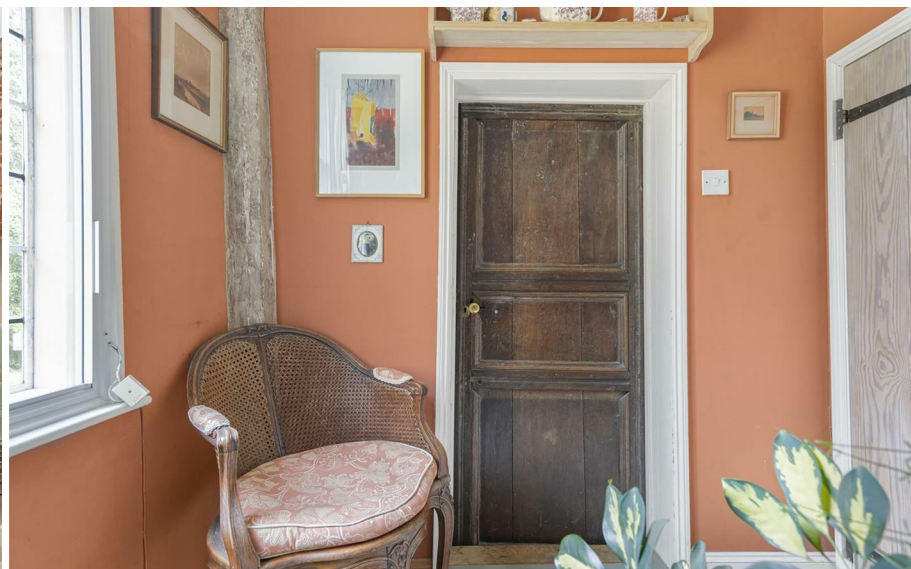
Services

Private drainage system. Please note under current legislation the private drainage system will need replacing with a compliant treatment plant and it will be the responsibility of the incoming purchaser to install this.

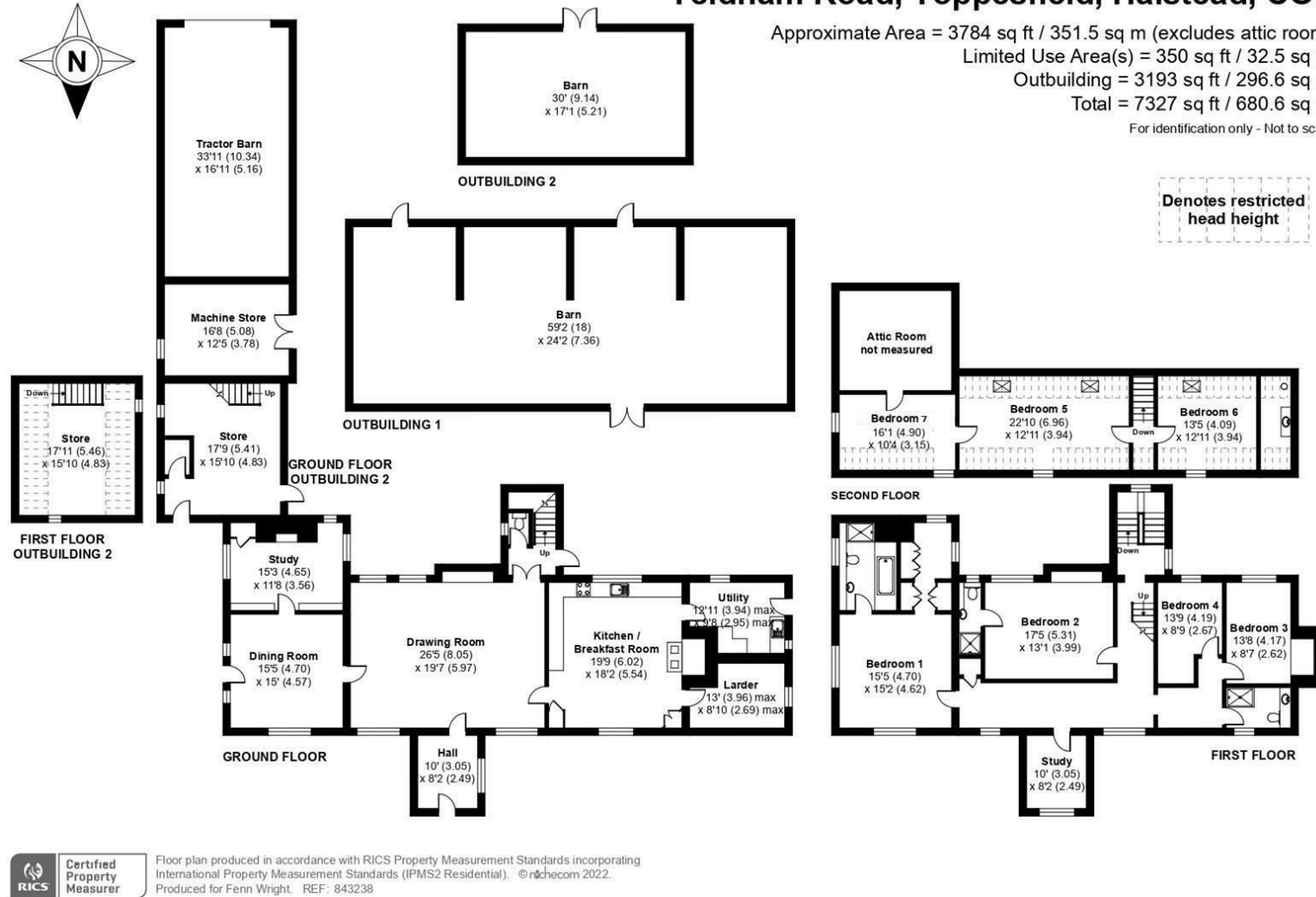




Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Briantree District



Approximate Area = 3784 sq ft / 351.5 sq m (excludes attic room)
 Limited Use Area(s) = 350 sq ft / 32.5 sq m
 Outbuilding = 3193 sq ft / 296.6 sq m
 Total = 7327 sq ft / 680.6 sq m
 For identification only - Not to scale



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

