



Sturicks Farmhouse, Sturick Lane, Great Bentley, CO7 8PT
Guide Price £1,000,000-£1,150,000

Welcome to “Sturricks” Farmhouse

An exceptional opportunity to acquire this elegant 3400 sq ft, six bedroomed Grade II listed farmhouse located in the picturesque village of Great Bentley, enjoying extensive grounds of approx. 1.25 acre (sts) with numerous outbuildings, nestled in the leafy commuter village of Great Bentley, with the option to purchase a potential building plot bordering the grounds with planning permission pending a potential two bedroomed bungalow.

Exuding timeless elegance and character, this detached family home, dating back to the 1600's, has been sympathetically enhanced over the years by the current owners. Every detail has been meticulously considered and kept in keeping with the era from the original pull bells, vented dairy door and brick flooring, landscaped gardens, to the complimenting designer “Angel Strawbridge Chateau” wallpaper.

Noted as an iconic piece of Great Bentley history, this impressive home has many highlights including Impressive high ceilings, large sash windows, beams to name but a few.

Of particular note are the original features including a charming vented former dairy door, deep larder with original shelving, Inglenook fireplaces and brick floors which evoke its history.

Steeped in original design yet beautifully reimagined with a blend of heritage style and modern comforts one would expect to compliment contemporary family life, this unique property offers extensive versatile accommodation over three floors, charming gardens and huge amounts of further potential.

The ground floor offers two beautifully proportioned reception rooms, both with gorgeous fireplaces, and a dining room perfect for hosting, country style kitchen with AGA and large original larder, and a stunning 29ft Orangery taking in the views from the gardens and spinney.

A busy family will appreciate the practicality of the large, boot room and utility which also has a stairway to the first floor dressing room/bedroom three, plus cloakroom.

The first floor includes four bedrooms, the principal suite is currently configured to enjoy a dressing room (which could be utilised as an independent bedroom as it has its own staircase to the ground floor) plus a luxury En-suite bathroom, a further stylish family bathroom and a luxury shower room. The attic provides two double bedrooms and a nursery room.



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Fabulous grounds with the option to purchase a potential building plot with planning permission pending for a two bedroomed self-build bungalow.

The grounds to this spectacular property are an extension to the beauty found within the home and are equally magnificent.

Sturicks is approached by a gated, security access with a long driveway passing the cart lodge and garage which serves for ample parking, leading through the mature gardens to a carriage driveway in front of the house.

The gardens to the rear stretch gently away from the house with a mixture of mature trees and planting.

The main garden has a pretty pond and gazebo perfect for al-fresco entertaining together with a delightful wooded spinney.

Four large barns accessed via the front and side of the house, are currently used for storage, and could easily be renovated to create a granny annexe or even utilised for an airbnb/country rental (stp), which add to the overall attraction of Sturrick's Farmhouse.

Adjacent to the main house and accessed via a private gated entrance, is a secluded plot with planning permission pending for a two bedroomed detached bungalow available as an option to purchase.

This beautiful home has been meticulously maintained and improved by the current owners for the next custodians to enjoy.

A truly iconic property. A viewing is highly recommended to fully appreciate this elegant family home and its charming grounds and location.



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VESTIBULE

The imposing vestibule entrance, with its beautiful stained-glass windows, sets the tone for the elegance that flows throughout this remarkable home.

ENTRANCE HALL

Upon entering, the visual impact is astonishing and creates a dramatic introduction to this timeless home. Greeted by a warm and inviting space with traditional tiled flooring, this grand entrance leads onto two large entertaining rooms to the front of the house, an inner hallway which stretches to the kitchen, pantry and boot room, with stairs winding to the first floor.

FORMAL SITTING ROOM

15' 11" X 15' 7" 15 (4.5m x 4.7m)
This is a classically proportioned reception room with a cosy open fireplace, it is ideal for relaxing and entertaining with. Whether used as a formal living space, or peaceful retreat, this elegant space seamlessly combines historical charm with graceful functionality.

RECEPTION ROOM

19' 2" x 15' 7" (5.8m x 4.7m)
Step into this charming family room, where centuries-old character meets the ambience of the grand open Inglenook fireplace, which takes pride of place, complete with log burner. Generously sized yet intimate in feel, this family room is perfect for quiet nights in or lively gatherings. A door leads directly through to the boot room where the cloakroom and utility can be found and in turn the dining room can be accessed. An Independent stairwell leads up to the dressing room/bedroom.

INNER HALLWAY

Leading to the kitchen, pantry, boot room and orangery with the unique feature of the original pull bells.

PANTRY

A beautiful piece of history with original and traditionally crafted pantry shelving with brick floor.

KITCHEN

16' 1" x 14' 2" x (4.9m x 4.3)
Accessed via the inner hallway and dining room, you will find the large farmhouse kitchen, the hub of the home, perfect for busy family life and entertaining. Beautiful beams run across the ceilings, matching dresser and units, with granite worktops house appliances hidden discreetly from view. The dove grey bespoke units add a touch of modern luxury, the AGA, sited beneath an impressive Bessemer beam, blends the traditional and functionality effortlessly. Opening to orangery and door to dining room.

DINING ROOM

14' 10" x 9' 3" (4.5m x 2.8m)
Accessed via the kitchen and boot room, this is a perfect area for family dining or dinner parties. A cosy log effect burner, beamed ceilings and large windows overlooking the rear lawns makes it ideal for culinary gatherings.

ORANGERY

29' 2" x 9' 8" (8.8m x 2.9m)
A stunning space that feels connected to the outside. This amazing, 29ft bright and airy, orangery benefits from plenty of natural light and takes in the view of the rear gardens.

BOOT ROOM

14' 10" x 10' 1" (4.5m x 3.0m)
No country home is complete without a sizeable boot room and Sturicks is no exception! A functional space that enables the practicalities of a busy family to use the outside as an extension of the home. An independent staircase leads to the dressing room/bedroom three.

UTILITY

Butler sink, space for washing machine and tumble dryer.

CLOAKROOM

High level toilet, corner wash hand basin.

FIRST FLOOR LANDING

Split level landing with doors leading to bedrooms, bathrooms and airing cupboard with hot water tanks.

PRINCIPAL BEDROOM

16' 9" x 15' 7" (5.1m x 4.7m)
A gorgeous retreat with storage wardrobes currently configured with access to the dressing room/bedroom three and the En-suite bathroom. Door to:

DRESSING ROOM/BEDROOM THREE

14' 2" x 11' 4" (4.3m x 3.4m)
A range of storage cupboards/wardrobes with independent staircase to the ground floor.

EN-SUITE BATHROOM

Well-appointed with a luxury feel. Relax and unwind with clean lines and a stylish finish which includes a deep slipper bath, double shower cubicle, low level WC, vanity wash basin.

BEDROOM TWO

15' 7" x 14' 5" (4.7m x 4.4m)
An elegant room at the front of the house with ornate fireplace with mantle and alcove storage wardrobes.

BEDROOM FOUR/STUDY

10' 10" x 8' 2" (3.3m x 2.5m)
Currently utilised as a study, overlooking the side gardens.

FAMILY BATHROOM & SEPARATE WC ROOM

Quaint bathroom with panelled bath and wash hand basin, separate WC.

FAMILY SHOWER ROOM (FRONT OF HOUSE)

Luxury double shower cubicle, low level WC, vanity wash hand basin, bidet, exposed beams and heated chrome towel rail.

DOOR OFF LANDING LEADING TO ATTIC ROOMS

NURSERY AREA

15' 7" x 13' 11" (4.7m x 4.2m)
Nestled in between the two bedrooms is sizeable space ideal for nursery, additional study or leisure space complete with two large storage cupboards.

BEDROOM FIVE

13' 11" x 15' 7" (4.2m x 4.7m)
Vaulted ceiling with exposed beams.

BEDROOM SIX

15' 7 x 14' (4.7m x 4.3m)
Vaulted ceilings with exposed beams and feature central fireplace.

OUTSIDE

Approached via a gated secure entrance to a private lane through the front lawns to the front of the house where a carriageway drive can be found. A little further past the main house you will find a gated entrance leading to the four barns.

The absolute jewel in this fine home's crown are the gardens of approx. 1.25 acres (sts) that are a true centerpiece, featuring beautifully maintained lawns, mature trees, and expertly designed landscaping that seamlessly complements the natural surroundings.

These tranquil outdoor spaces include the main lawns to the rear of the house which incorporates a pond, delightful gazebo and entertaining area, wooded spinney to amble, creating an abundance of opportunities for relaxation and leisure, an idyllic escape from the demands of daily life for the whole family to enjoy.

For the keen gardener a compost zone and field shelter has been discreetly added to the rear of the garden. Set within the grounds, is a detached double cart lodge and garage which provides generous and secure parking.

Outbuildings are in abundance including Four barns, potting shed and greenhouse.

OPTION TO PURCHASE A POTENTIAL BUILDING PLOT

As previously mentioned there is an option to purchase a highly desirable secluded building plot to the right-hand side of the main gardens, with planning pending for a two bedroomed detached bungalow with independent gated access, surrounded by mature trees. Price negotiable.

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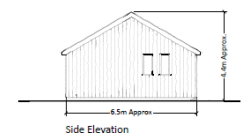
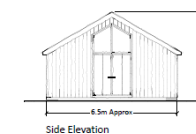
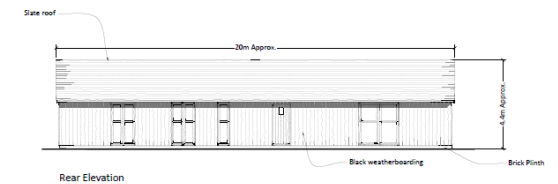




OPTION TO PURCHASE POTENTIAL SECLUDED BUILDING PLOT – PRICE NEGOTIABLE

Bordering the main house grounds and tucked away on a secluded plot, with planning pending for a two bedroom Self- build detached bungalow on a 0.25 acre (0.1 hectare) (sts) plot being accessed via a private gated driveway.

More information can be found at: Tendring District Council: 24/01412/FUL Decision appealed



Sturricks Cottages and Farm: A Historic Gem

Sturricks Cottages trace their origins to around 1650, with the adjoining farm dating back even further. Originally part of Sturricks Farm, the property encompassed worker cottages, extensive acres of farmland, an adjacent farmyard, piggeries, cowsheds, stables and various agricultural buildings.

In earlier times, it's likely that local villagers lent a hand during harvest seasons to gather the crops. Access to the farm was via a single, unpaved track, now known as Sturricks Lane. At the time, this lane served exclusively as the farm's private road and was maintained by the estate until it eventually came under Essex Highways' care as the road was developed.

The cottages were transformed over time, with an Edwardian facade added to create the Sturricks Farmhouse as we recognize it today. Inside, original features such as pull bells and calling doors remain, a nod to the days when locals would visit the farmhouse to collect fresh milk. Although the original farmyard has since been redeveloped, the property retains its historic charm, with the old cowsheds still standing as a reminder of its agricultural past.

During World War II, the front garden played a small but significant role, serving as a parking area for army vehicles, hidden beneath the protective canopy of tall lime trees to shield them from enemy Luftwaffe attacks.

Sturricks has been home to generations of families, with many still holding fond memories and historical connections to this unique property.

Today, this Grade II listed farmhouse has been thoughtfully updated to blend its rich heritage with modern functionality, offering a beautiful and practical home for the 21st century.

Sturricks - A Family's Cherished Home for 20 Years - Highlights from the Owners

For two decades, Sturricks has been the backdrop to countless treasured memories. Our five children grew up exploring its magic, playing in the spinney, climbing trees, fishing for newts in the pond, marveling at stag beetles and watching hedgehogs scurry by on warm summer evenings. It's been the perfect place for young minds to discover the wonders of wildlife.

The garden has hosted family weddings, joyful parties, Easter egg hunts and community celebrations. It has even been the romantic setting for two marriage proposals. We embraced the "good life", selling fresh eggs at the gate and nurturing organic vegetables in the garden's thriving veg patch.

Christmas here is truly magical. A roaring fire crackles in the Inglenook fireplace, while the orangery transforms into a festive dining hall. The Aga in the kitchen, a reliable workhorse, makes preparing meals for loved ones a joy, the spacious kitchen is ideal for hosting. When family and friends visit, the house provides ample room to accommodate everyone comfortably, ensuring every stay is relaxing and memorable.

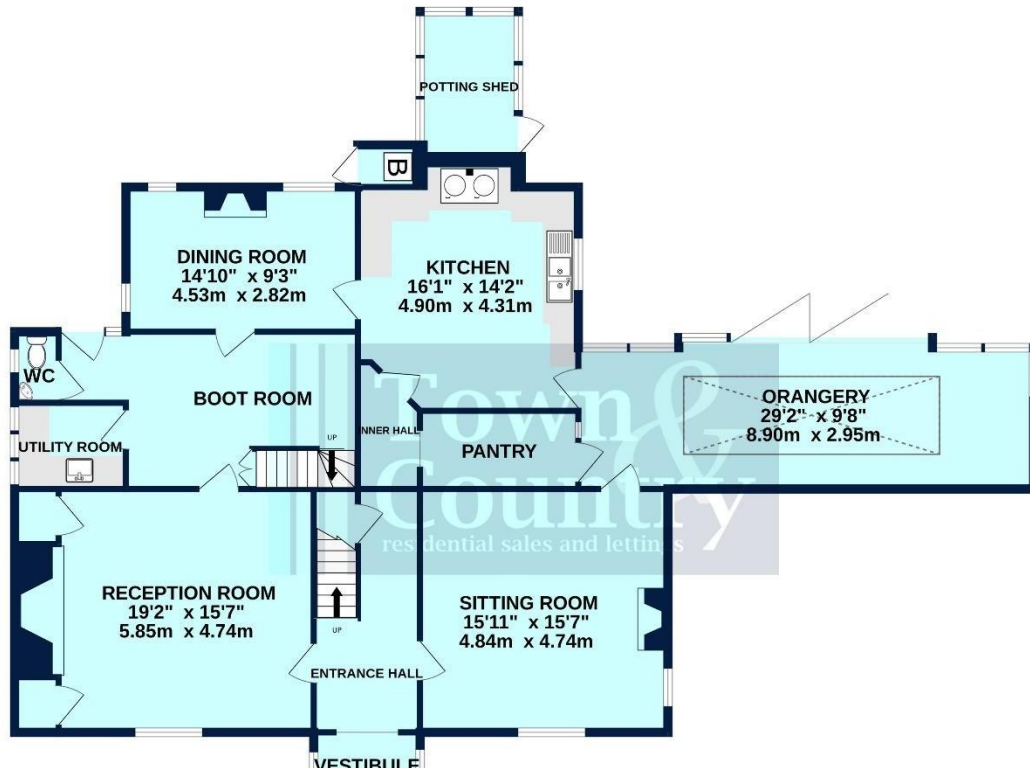
In summer, the garden comes alive with blooming roses and swaying cow parsley, perfect for cocktails, barbecues and soaking in the sunshine. The skylarks sing overhead, adding to the serene atmosphere. As evening falls, the minimal light pollution reveals a spectacular canopy of stars, while owls hoot softly and bats dart across the twilight sky.

The orangery has been our sanctuary during the day, a tranquil space for relaxation and rejuvenation. In the evenings, we retreat to the main lounge, where cosy evenings by the fire create a warm and inviting ambiance.

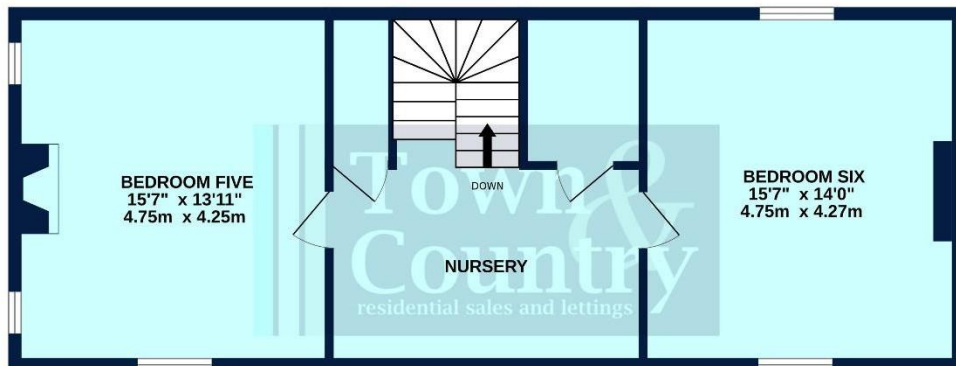
Now, it's time for a new family to experience the joys of Sturricks, to make it their own and to create their own chapter of cherished memories in this extraordinary home.



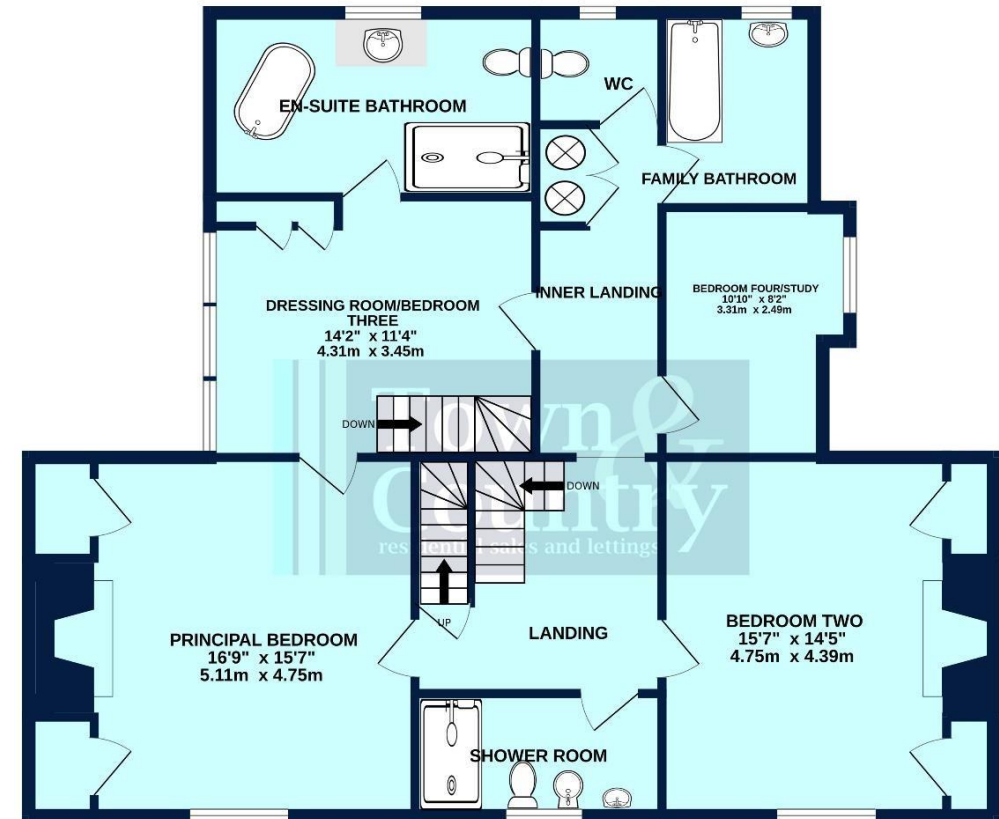
GROUND FLOOR
1631 sq.ft. (151.5 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total Floor Space in excess of
3400 Sq Ft (sts)



Location

Great Bentley is a picturesque village nestled in the Tendring district of Essex and is ideally located approximately 9 miles north east of Colchester and 15 miles south east of Ipswich. This leafy village offer both tranquillity and convenience.

Renowned for a scenic charming peaceful atmosphere, Great Bentley is a perfect haven for those seeking a relaxed rural lifestyle surrounded by the countryside.

The village provide opportunities for scenic walks and outdoor pursuits and has excellent transport links, including a mainline railway station with direct connections to London Liverpool Street, making it particularly appealing for commuters who prefer a rural home base.

Great Bentley boasts a range of local amenities such as a Deli, Tesco Express convenience store, hairdressers & Beauty Salons, Gastro restaurant/pubs, doctor surgery and a pharmacy ensuring residence have essential services on their doorstep.

The area is also well regarded for easy access to Grammar Schools and local primary and secondary schools, making it an ideal location for families.

For those keen to explore the surrounding region of Great Bentley, Colchester City Centre, Britain's oldest recorded city, it's just a short drive away offering a ray of historical sites, cultural experiences and shopping opportunities.

Additionally, the charm of the coastal towns of Frinton, Walton and Clacton-on-Sea nearby, provide access to Sandy beaches and vibrant seaside attractions.

In summary Great Bentley seamlessly combines charm, community spirit and excellent transport connections, making it a desirable location for anyone seeking a peaceful village lifestyle whilst having larger towns and cities on the doorstep.



9 Osbornes Court, Victoria Place
Brightlingsea, Essex CO7 0EB
Tel: 01206 302288

property@townandcountryresidential.co.uk
www.townandcountryresidential.co.uk



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