



The Old Hyde
Little Yeldham Road | Little Yeldham | CO9 4QT



SELLER INSIGHT

“ We'd admired The Old Hyde for years, but its quirky interior exceeded all expectations. The vaulted entrance hall with brick fireplace is charming, but the bright, beamed kitchen with garden views is exceptional, framed by an ancient apple tree outside.

The Oak Garden Room is one of our special places, where we sit and take in the views. We love seeing the farmers crops mature as the months pass, and the sunset from the bench in the wooded area on a summer's evening really is idyllic. The garden is well stocked with cottage garden plants, established strawberries and raspberries.

The house is quiet and has so much natural character. The rooms are all a generous size, and the three wood burning stoves create a welcoming atmosphere. Upstairs, the red brick chimney stack in the hall that leads to the attic, games room and craft room still impresses us. Bedrooms are all spacious and light with beautiful beams and fireplaces, and original oak floorboards in the older part of the house.

The local village hall has an amazing committee with events for those who want to be involved, with fêtes and a children's park.

Just a short walk up the lane is Hyde Wood, 9 acres of freedom and the bluebells are an annual delight every spring. The walks around the village near the church are extra special and, we get enormous pleasure from being near a farm, it's such a peaceful place.

Nearby Clare and Long Melford offer charming villages with tea rooms, shops, auctions and regular markets. Lavenham, just 25 minutes away, is one of Suffolk's prettiest medieval villages and famous as the filming location for Godric's Hollow in Harry Potter. Supermarkets can be found in Halstead, Haverhill and Sudbury (with its weekly market), all around 15 minutes away. The village also has two friendly pubs, another in nearby Belchamp, and an excellent village shop within walking distance.

The recent addition of The Hyde Away gives an independent space for family or guests with its own handmade kitchen, shower and gas heating.

Across the drive is the most amazing 18th century barn with beams and incredible versatility, with options for storage, a gym, hobby rooms, or cars. This has planning permission for two 3 bed dwellings, and the old shop could be another annex to The Old Hyde.

We warmly invite you to come and see for yourself the charm of
“The Old Hyde”.



* 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

OVERVIEW

A truly exceptional five bedroom Grade II listed country home, this charming and highly versatile property offers a rare blend of historic character and extensive accommodation. The property comprises of a substantial main house, a self-contained annexe and an impressive 18th century barn, shop building with potential for commercial-style space.

The farmhouse and barn are rich in original features, with exposed beams throughout, fireplaces and traditional detailing that beautifully reflect its heritage, presenting a unique opportunity for multi-generational living and home working.

STEP INSIDE

The main house, extending to around 3,445 sq ft, is full of warmth and character, with well-proportioned rooms arranged across three floors. The abundance of unique original features, including exposed beams throughout and characterful fireplaces, creates an inviting and atmospheric home.

The ground floor offers a comprehensive and highly practical layout, centred around a welcoming farmhouse kitchen including breakfast area and separate utility room. The large kitchen and dining room both open onto a terrace with full view of the garden.

In addition to the front porch entrance, it is practical to enter the property via a delightful entrance hall, with a white vaulted ceiling which provides a light-filled welcoming space.

Living and entertaining space is well catered for with a formal dining room and a cosy living room, both enhanced by their period charm. In addition, the property benefits from a double aspect office with full view of the drive and barn area.

A shower room completes the ground floor accommodation, ensuring both functionality and flow.

Upstairs, you step up into the 16th century part of the home, the oak floorboards and red brick chimney stack are an impressive and outstanding feature in an upstairs hall, leading to two generous front bedrooms, both with dual aspect. The principal bedroom overlooks the garden and countryside beyond. Two further double bedrooms and a family bathroom and shower room complete this floor.

The third floor has three further rooms, one being used as a games room; a craft room and generous storage attic.



STEP OUTSIDE

The home is enhanced by a large, private, mature garden, offering a peaceful and secluded outdoor setting that is ideal for both relaxation and entertaining. The garden further benefits from a superb oak garden room with a mini kitchen, creating a versatile space suitable for home working, or year round enjoyment of the grounds. Patio areas provide excellent space for al fresco dining and for making the most of the surrounding landscape.

In addition, the property is complemented by an outstanding range of outbuildings, including a substantial main barn, a shop area and store rooms, offering exceptional flexibility for a wide variety of uses. To the front of the property is a two bay oak framed carport.

"The Hyde Away" annexe provides excellent additional accommodation and is ideal for guests, extended family or potential rental income. It comprises of a reception room, bedroom and shower room, creating a self contained and private living space.

The property further benefits from planning permission (19/00504/FUL and 19/00505/LBC) for the conversion of the main barn into two three bedroom dwellings, together with permission for a further one bedroom annexe converted from the former shop, giving buyers an open ended investment for the future.

Altogether, this represents a rare opportunity to acquire a home of considerable character and scale, offering an enviable combination of historic charm, adaptable living space and exciting future potential.

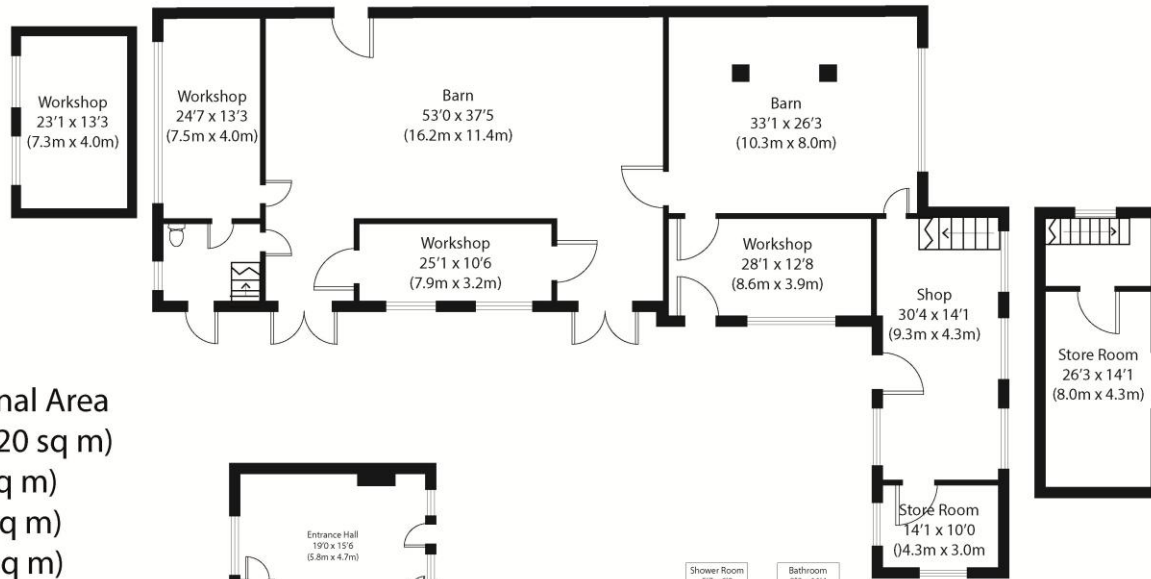
LOCATION

Little Yeldham is a peaceful rural setting surrounded by the rolling North Essex countryside, yet it remains conveniently placed for everyday needs. Nearby Great Yeldham and Sible Hedingham provide local shops, cafés, pubs and essential services, with Halstead and Sudbury offering a wider selection of supermarkets, restaurants and leisure facilities.

There are good schooling options in the area, including St Andrew's and Ridgewell Primary Schools and Hedingham School & Sixth Form, alongside highly regarded independent choices such as Gosfield School, Felsted School and New Hall School.

Commuting is straightforward via the A131 and A120, providing access to Braintree, Chelmsford, Sudbury and Colchester. Rail services to London Liverpool Street are available from Braintree, Witham and Sudbury, while Cambridge can be reached in approximately 50 minutes by car. Stansted Airport is only 40 minutes away.

The surrounding countryside offers an abundance of walking routes and picturesque villages, creating an ideal blend of rural tranquillity and practical convenience.

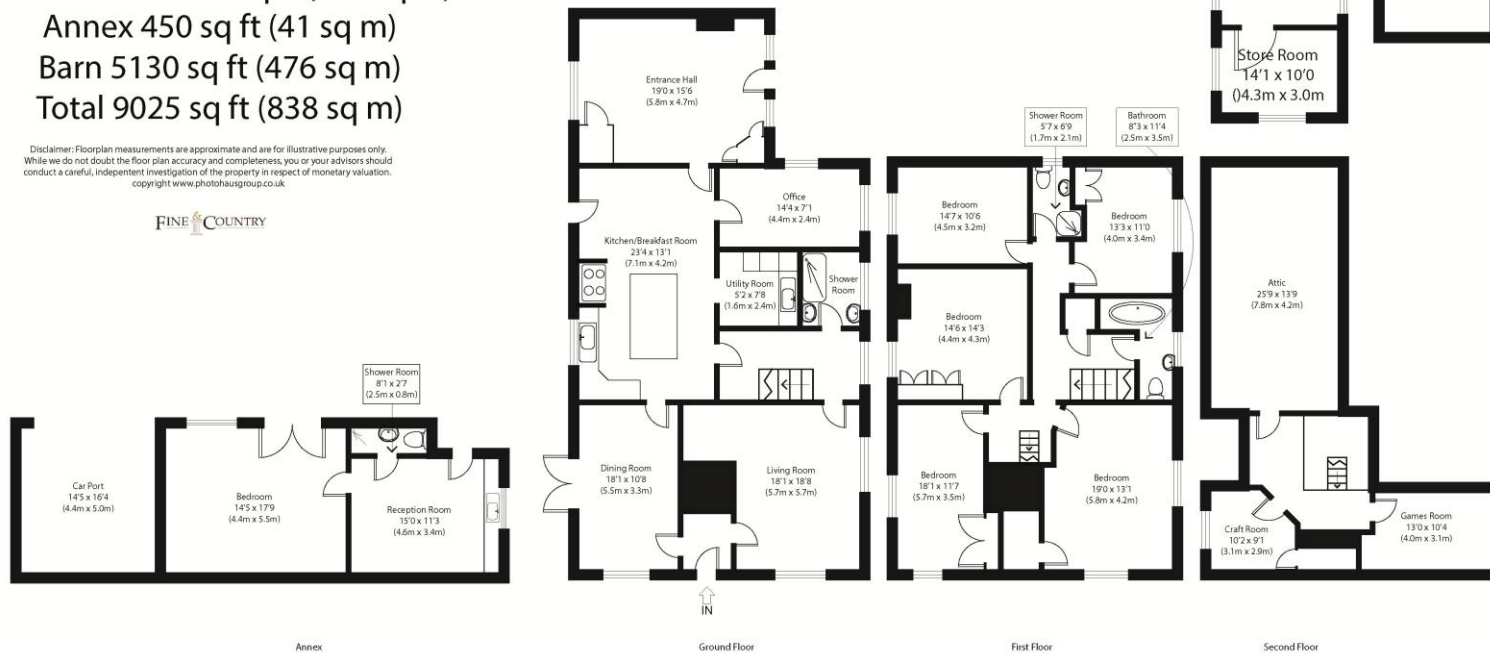


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Approximate Gross Internal Area
Main House 3445 sq ft (320 sq m)
Annex 450 sq ft (41 sq m)
Barn 5130 sq ft (476 sq m)
Total 9025 sq ft (838 sq m)

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.photohausgroup.co.uk



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