



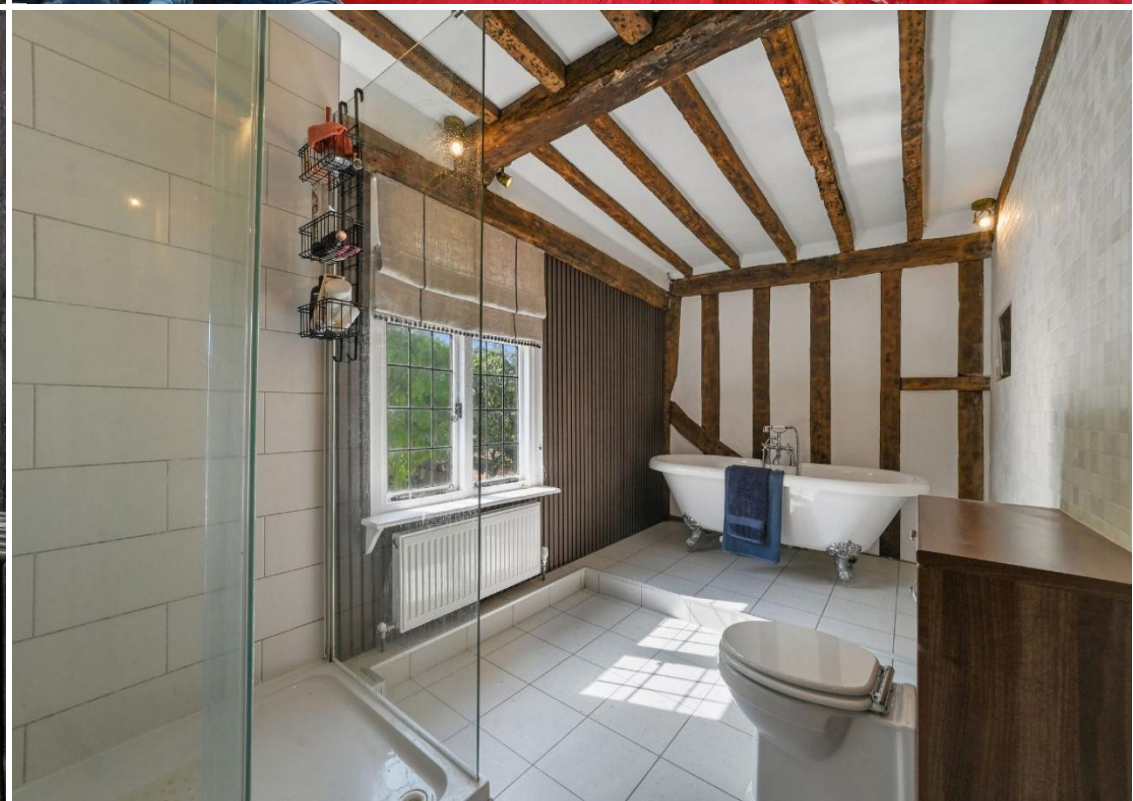
BAYKERS

Lamb Lane, Sible Hedingham, Halstead, Essex, CO9 3RS

Guide price £1,395,000

**DAVID
BURR**





Baykers, Lamb Lane, Sible Hedingham, Halstead, Essex, CO9 3RS

Baykers is a magnificent Elizabethan Manor house in a beautiful location set along a private road within mature landscaped parkland grounds which benefit from a southerly aspect with far reaching views over the valley. The property boasts many fine magnificent period features associated with this era and offers versatile and flexible family accommodation which is readily suited to a wide range of modern lifestyles.

A solid oak door accesses the charming reception hall which has a brick floor, exposed oak framework to the walls, ceilings and an attractive red brick fireplace with a detailed carved wooden surround. A door leads to an attractive glass link which then accesses the reading room and a gothic arched door accesses a useful study which has a part vaulted ceiling, beams to the wall and a window to the rear. A second wide oak door access a lavishly appointed cloakroom which is decoratively tiled to one wall, has travertine flooring, a large storage cupboard, an oval sink and matching WC. The principal reception room is situated to the rear elevation of the property benefiting from views over the grounds toward the lake. The dining room is particularly impressive with a door to the south facing terrace flanked by two leaded windows and has a beautiful fireplace with a detailed carved wooden surround, a raised brick hearth, an immensely impressive oak frame to the ceiling and walls, wide oak flooring and a range of useful built in cupboards.

A second door accesses a further reception room which has a window to the south facing aspect, high ceilings and an impressive oak frame on display. A ledge and board door leads through to the kitchen breakfast room from here and a glazed partition with French doors leads to a lobby which can also access the kitchen. To the easterly elevation is a charming snug which has views to the ground, appealing Georgian panelling to the walls, a particularly impressive inglenook fireplace with a raised hearth and impressive bressummer beam. This is flanked by a useful storage cupboard to the left and French doors access the aforementioned glazed link.

From the reception hall a door opens to a beautiful glazed link which joins the impressive reading room to the main house. This has a pitched roof and French doors leading to the rear garden and an attractive brick floor. The reading room is particularly impressive and was a Victorian addition built in a gothic style with an impressive fully vaulted king post roof and a charming arts and crafts solid oak fire surround with detailed mouldings and pillars and an inset wood burning stove.

Beyond the reception hall a door opens to a particularly useful breakfast room which is adjacent to the kitchen which has a window to the north elevation overlooking the grounds and exposed stud work to the walls and ceiling and a second door which gives access to the cellar. The kitchen forms the heart of the house and is fitted with a range of bespoke floor and wall mounted units with granite work surfaces and has an impressive cream Aga set within a red brick chimney breast and a dual aspect overlooking the grounds. There is a large Belfast sink, oak flooring in the breakfast room, black and white tiling in the kitchen, a wall mounted oven and grill, plumbed in American fridge freezer and a dishwasher. From the rear lobby a door opens to a particularly useful storage room which has built in cupboards and a second fridge beyond which is a useful boot room with hanging and storage space and a door to the garden.

The stairs rise to a particularly impressive galleried landing which has exposed oak framework to the walls and ceilings and a window to the north elevation. The principal suite is situated to the south elevation and has wonderful views to the grounds and the rolling countryside. It has a range of bespoke wardrobes which provide extensive hanging and storage space, an appealing fireplace with an oak lintel above and brick hearth with an inset wood burning stove, to the right of the fireplace is a useful storage cupboard and there is attractive oak framework to the walls and ceilings. A second door leads to a beautifully appointed en-suite bath/shower room which is arranged over a split level with a roll top claw foot bath set on a raised tiled plinth, a large oversized walk-in shower cubicle, his and hers sinks set within a bespoke hardwood unit with storage beneath, a tiled floor and impressive oak framework to the walls. There are three further bedrooms on this floor, two of which are almost equal in size and have beautiful oak framework to the ceilings and one with an attractive fireplace flanked by a storage cupboard and the other with an attractive bay window overlooking the eastern elevation. The fourth bedroom is situated to the north and west elevation and has a dual aspect and is a particularly light and bright room with an impressive red brick chimney breast providing a focal point and attractive timbers to the ceiling. Twin doors open to a beautifully appointed en-suite shower room which is fully tiled and has an attractive red brick fireplace, shower cubicle, rectangular sink with vanity unit, matching WC and an appealing tiled floor. The remaining bedrooms on this floor are served by a beautifully appointed family bath/shower room which has a roll top bath set on a raised tiled plinth, a large walk-in shower cubicle, circular sink on an oak unit and a matching WC and attractive decorative tiling to the floor.

Stairs rise from the first floor to a staircase rising to the second floor. Where there is an attractive en-suite shower room with a corner shower cubicle, stone sink with a mixer tap and a matching WC and a window to the rear and a vaulted ceiling. A corridor leads to the delightful fifth bedroom which has a fully vaulted ceiling with an impressive oak frame on display and a wonderful view to the rear over the grounds and valley beyond. A door accesses a useful storage room beyond which is a second door which accesses the attic.

Outside

Baykers is approached via a private tree lined drive which is shared by just two other properties with a five bar gate opening to a large expanse of gravel which provides parking for numerous vehicles and in turn leads up to the front door and the detached triple garage which provides useful storage space and is equipped with power and light. Adjacent to this is a delightful potting shed which is glazed on two aspects. There is an attractive detached laundry house situated on the western elevation of the main property which has a brick façade and opaque tiled roof. Inside are twin sinks adjacent to which is plumbing for a washing machine, a herring bone brick floor and a second door opening to a useful storage room with a door to the outside.

The grounds at Baykers are distinctly segregated into terraces, formal gardens and parkland. They benefit from a southerly aspect and they are interspersed with a variety of impressive specimen trees to include eucalyptus, horse chestnut, silver birch, oak and a variety of evergreen firs. Immediately to the rear of the property is a York stone terrace which benefits from a southerly aspect, allowing the occupants to take advantage of the afternoon and evening sun which is prefect for entertaining. Immediately to the side of the house and accessed via the boot room is a delightful courtyard formed by the laundry room and attractive dwarf brick walling which provides a perfect entertaining space with a predominantly south and west facing aspect. There is a purpose-built barbeque area with a pizza oven adjacent to which is an attractive glass house which has a growing vine and herring bone brick floor. To the rear of the property is a second terrace with an attractive well feature which is flanked by raised brick planters within which are a variety of herbaceous plants and roses which provide year round interest and colour.

Beyond the circular rear terrace are steps and a path leading to a formal garden beyond which is an impressive yew tree with a path beneath which leads to a second semi-circular terrace with an ornamental fountain and circular pond. To the south are extensive expanses of parkland and in the bottom of the valley is an attractive stream which joins the lake which has a central island feature and a vast array of white and pink lilies. Beyond the lake is a further area of grassland and there are a number of mature trees on the boundary.

In all about 16 acres (sts)

The well presented accommodation comprises:

Stunning listed manor house	Detached laundry house and barn
Extensive accommodation over three floors	Triple garage
Four reception rooms	Formal gardens and courtyard
Principal and guest suite	Parkland with lake
Three further bedrooms	

Agents notes:
The property is served by a shared sewage treatment plant; costs are split three ways.
There is scope for conversion of the red brick granary barn subject to the necessary consents being granted.
Maintenance for the drive is shared between the three properties. Please enquire for the proportional share.
A public footpath does traverse the property to the east and south side.
Baykers List Entry Number: 1338079
Pump House List Entry Number: 1306219

Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

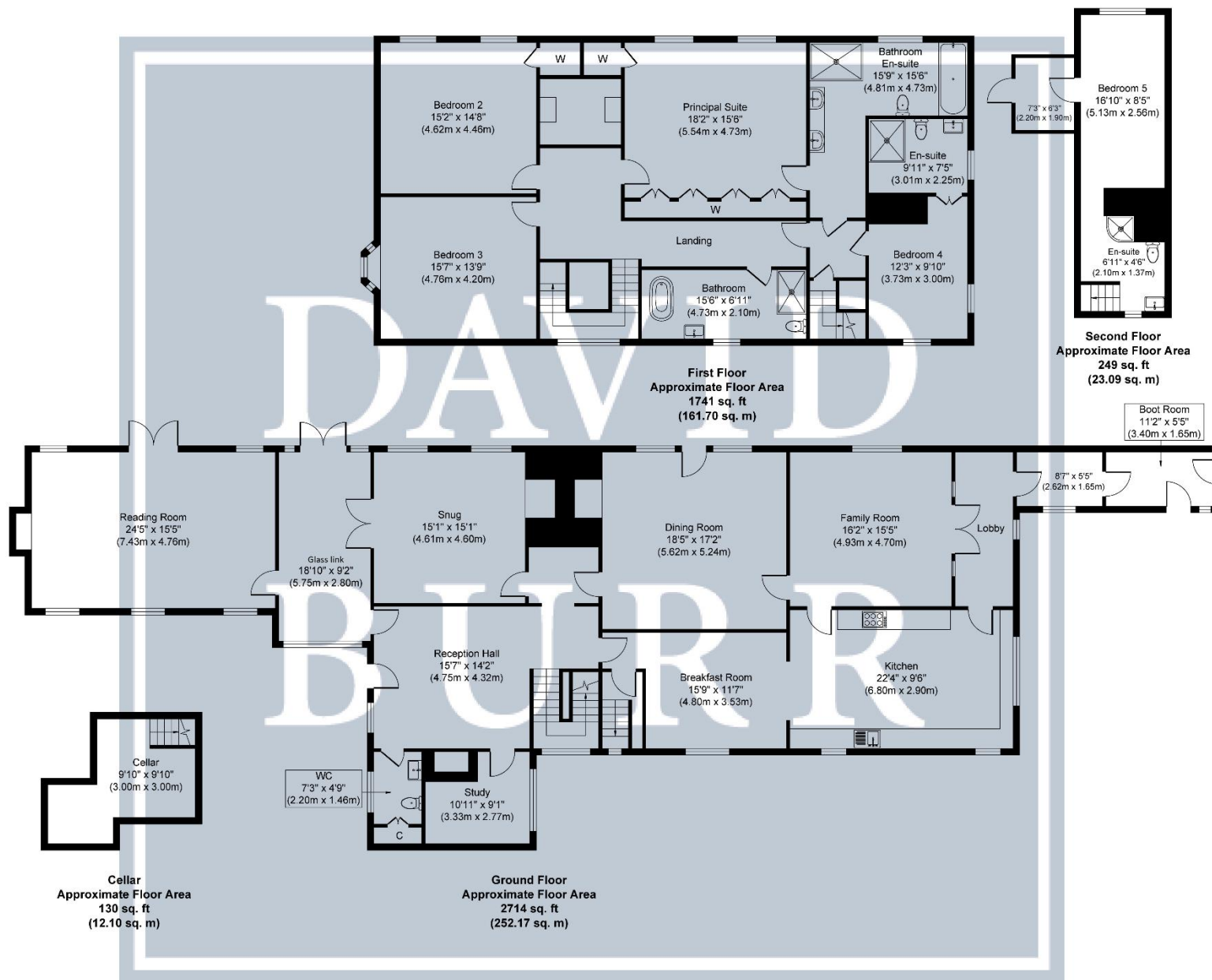
Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins



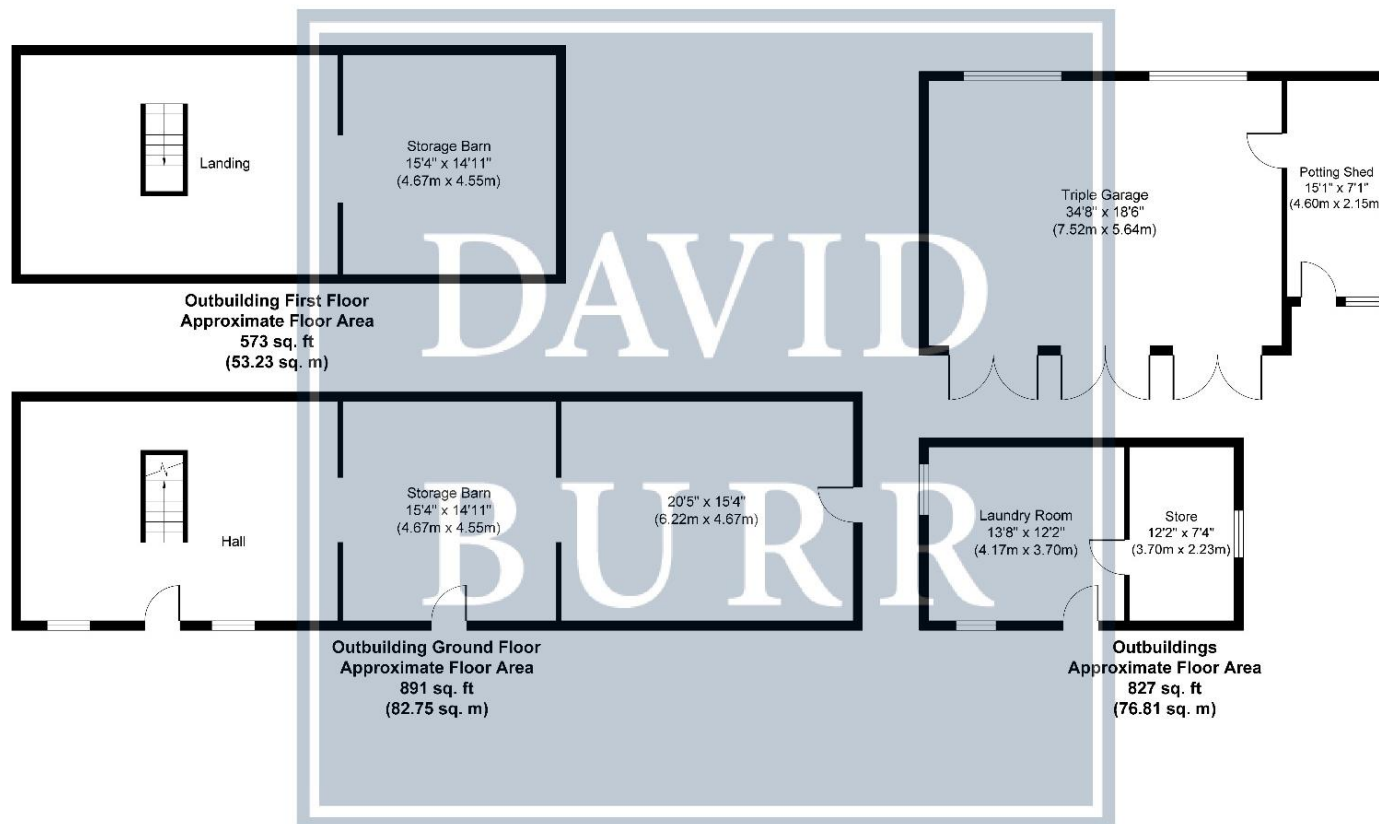






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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: TBC

Council tax band: H Conservation area: No

Tenure: Freehold Construction type: Timber framed

Broadband speed: up to 1000 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

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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