



RAFE HALL

Pebmarsh, Essex



AN IMPOSING COUNTRY HOUSE, BEAUTIFULLY POSITIONED IN THE MIDDLE OF THE COUNTRYSIDE

Finished to an exceptional standard with landscaped gardens and grounds.

Summary of accommodation

Lot 1

Rafe Hall: Entrance hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Utility | Boot room | Cellar | WC

Principal bedroom with two dressing rooms and en suite bathroom | Six further bedrooms (one en suite)

Two family bathrooms | Laundry | Kitchenette | Cinema room | Gym | Roof terrace | WC

Coach House: Games room | Bar | Two bedrooms | Bathroom | Boot room | Shower room

Outbuildings: Six bay garage | Two bay cartlodge | Further garaging | Workshop

Gardens and Grounds: Swimming pool | Kitchen garden | Croquet lawn | Orchard | Wildflower meadow

Lot 2

The Great House Barns: 5,533 sq ft of redundant farm buildings with Class Q permission for five dwellings

In all about 5.15 acres – For sale as a whole or up to 2 lots

Distances: Sudbury 6.5 miles, Colchester 13 miles (London Liverpool Street from 47 minutes)

Stansted 25 miles, London 57 miles (All distances and times are approximate)



SITUATION

Rafe Hall is situated on the edge of the delightful village of Pebmash, which is recorded as being a community in the Domesday Book. The house is within easy walking distance of the village pub, church and primary school. Both Sudbury and Halstead are a short distance drive, providing a range of shopping, educational, recreational and leisure amenities, with more comprehensive facilities in the nearby town of Colchester, which also provides a fast train service into London Liverpool Street in 47 minutes. There is also access to the railway system in the nearby village of Bures, 4.5 miles.

There is a private airfield at Earls Colne, together with the Essex Golf Club and Country Club, which provides wonderful facilities. There are a number of good schools in the area, including Gosfield School, Felsted School, Hedingham School, Holmwood House and several good schools in Colchester, including Colchester Royal Grammar School.



RAFE HALL

Rafe Hall extends to approximately 7,418 sq ft, and comprises four reception rooms, seven bedrooms and four bathrooms. The house has been extensively renovated by the current owners, and finished to an exceptional standard, with Rendall & Wright as interior designers and Cubitt Theobald as builders.

On the ground floor, the entrance porch leads through to a grand entrance hall with a sweeping staircase and vaulted ceiling. The drawing room, dining room, study and kitchen flow off the entrance hall. The drawing room is well proportioned with a large bay window and doors to the southwest facing terrace. The dining room benefits from air conditioning and surround sound. A lift services the property from the ground floor to the second floor.

The large open plan kitchen benefits from a TV snug, breakfast room, large island with breakfast bar, two fridges and an electric AGA. Off the kitchen is the cellar and WC. Through the breakfast room is the back door, and large boot room and utility room.

On the first floor, the impressive principal suite occupies the right wing of the house, with a large bedroom with bay window, two dressing rooms and a spacious bathroom with a free-standing bath and his and hers sinks. There are three further bedrooms, one of which is en suite with a dressing room, a family bathroom, laundry room and upstairs WC.

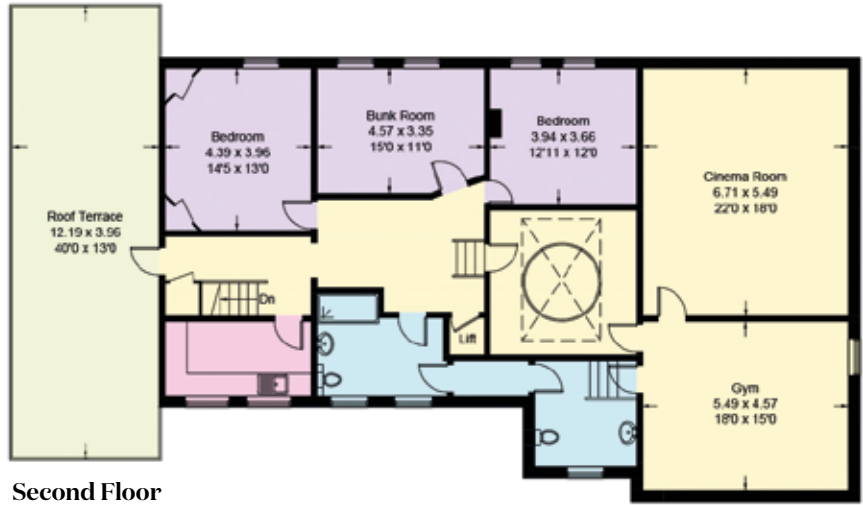
On the second floor, there is a dedicated kitchenette for guests on this floor, two guest bedrooms, a children's bunk room and a family bathroom. The second floor also has further entertaining space for the house, with an expansive roof terrace with far reaching views, a state-of-the-art cinema room, gym and separate WC.



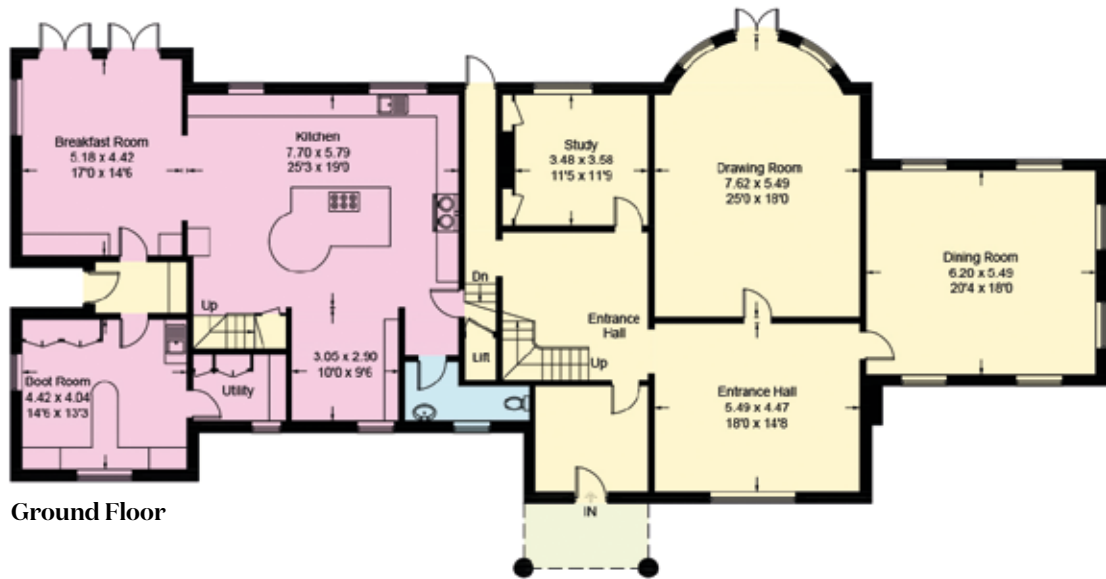
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



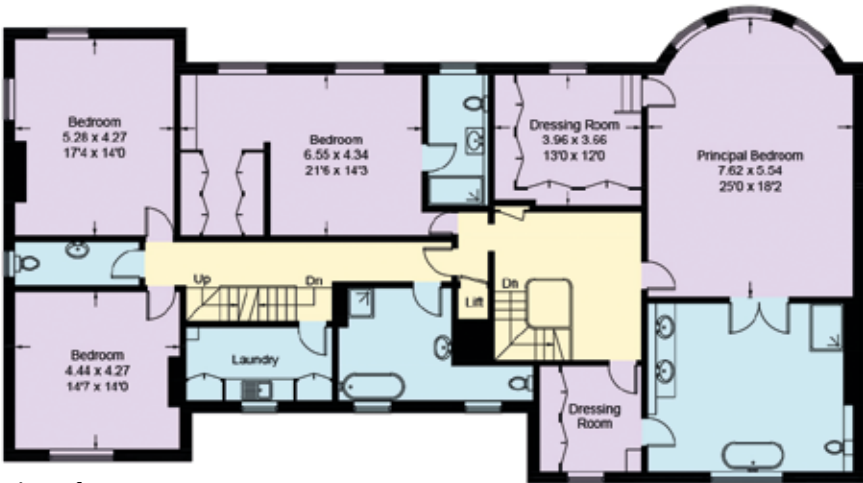
Cellar



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
673.5 sq m / 7249 sq ft
Cellar = 15.7 sq m / 169 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

The gardens at Rafe Hall, extending to 5.15 acres, have been beautifully landscaped and designed by a Norfolk based garden designer. The garden features an expansive croquet lawn, established herbaceous borders and rose beds. A large southwest facing terrace expands across the back of the property, which leads to the swimming pool through the wisteria pergola, and on to the kitchen garden and rose garden, with espalier fruits and well-laid out vegetable beds. There is an orchard and wild-flower meadow.



OUTBUILDINGS

Adjacent to the house is a three-bay cartlodge extending to 430 sq ft, with dedicated garden furniture storage, plant room, gardener’s shed and gardener’s WC.

There is also a 1,414 sq ft coach house with further entertaining space, and additional accommodation. The expansive coach house features a barn conversion games room, with a sophisticated bar and kitchenette, boot room and shower room, and two bedrooms and a bathroom.

Two entrances serve the property, both electronically gated. The second is closest to the garage complex, extending to 4,778 sq ft with an impressive six bay garage with electric roller shutter doors for the car enthusiasts, a large open garage for further vehicles and garden machinery, and spacious workshop and storeroom on the first floor. Plenty of parking on the gravel driveway, a car-washing area, and outdoor lighting complement the area.



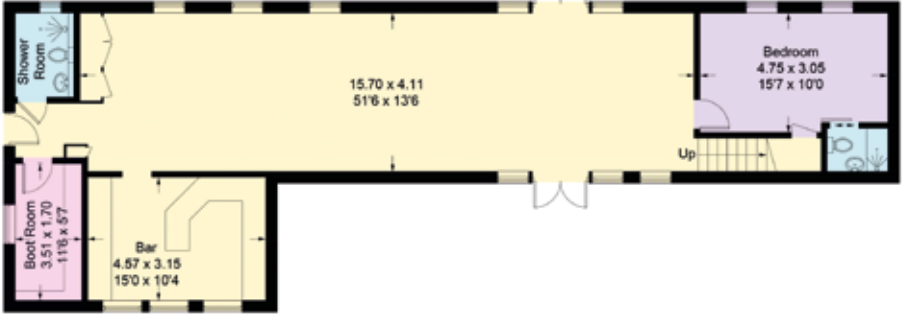
- Reception
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Cart Lodge
(Not Shown in Actual Location / Orientation)

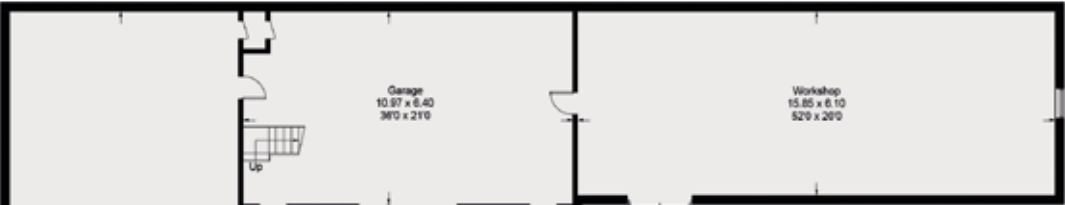


Coach House First Floor



Coach House Ground Floor

Approximate Gross Internal Area
Cart Lodge = 40.0 sq m / 430 sq ft
(Excluding Open Area)
Coach House: 31.4 sq m / 1414 sq ft
Garage: 443.9 sq m / 4778 sq ft



Garage First Floor

Garage Ground Floor

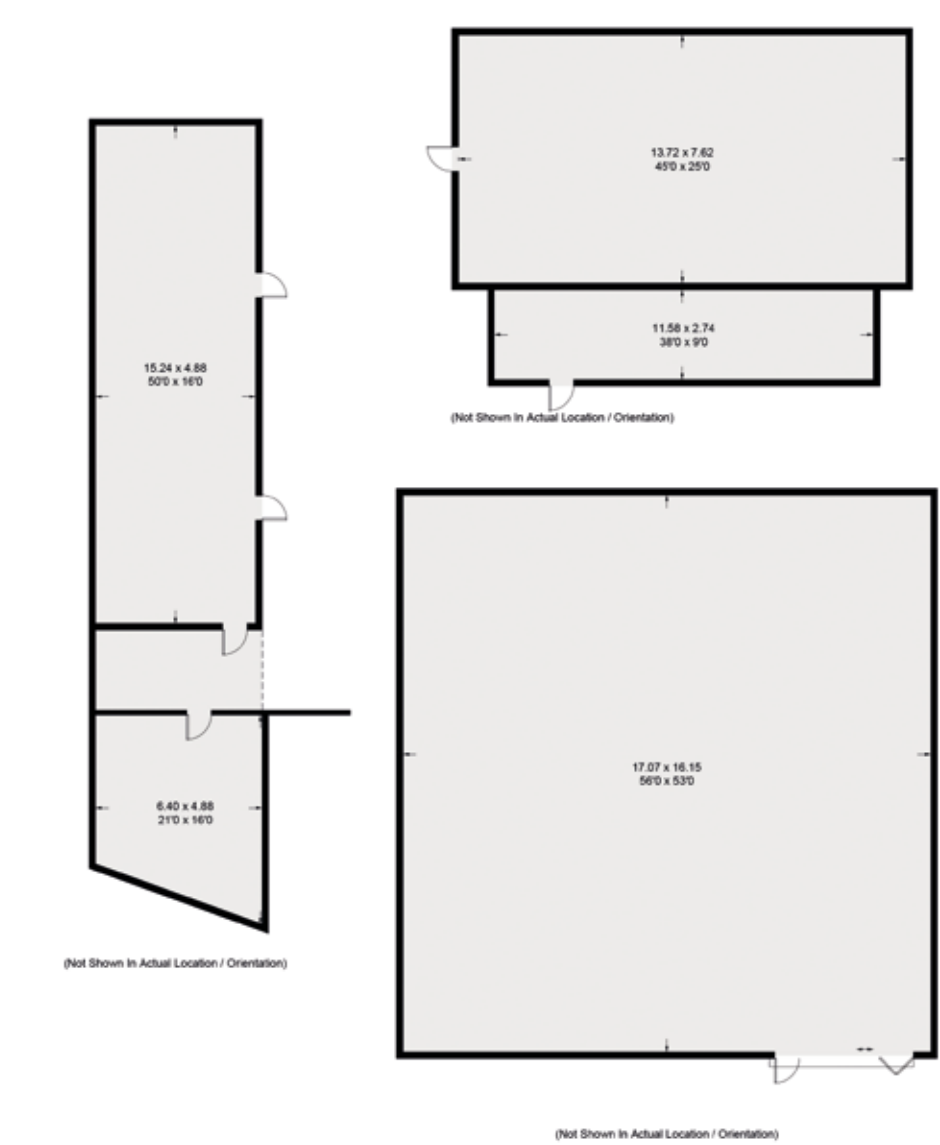
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LOT 2: GREAT HOUSE BARNS

Great House Barns are available via separate negotiation.

Planning permission has been granted under Class Q permitted development rights (ref. 23/02292/COUPA) for the conversion of an existing agricultural building into five residential dwellings on land adjoining The Great House, The Street, Pebmarsh (CO9 2NS), held under Title No. EX684973. Prior Approval was approved in November 2023, establishing the principle of residential use and allowing associated operational works, subject to the approved plans. The site forms part of a well established rural setting within Pebmarsh and presents an attractive opportunity for redevelopment or investment, with residential use lawfully consented. The site benefits from separate access to Rafe Hall off Pebmarsh Road.



Approximate Gross Internal Area
514.0 sq m / 5533 sq ft

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PROPERTY INFORMATION

Method of Sale: The property is offered for sale freehold with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no public rights of way across the property.

Services: Mains water, drainage and electricity with oil-fired central heating. Underfloor heating services the whole ground floor.

Fixtures and Fittings: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items and garden machinery.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Local Authority: Braintree District Council

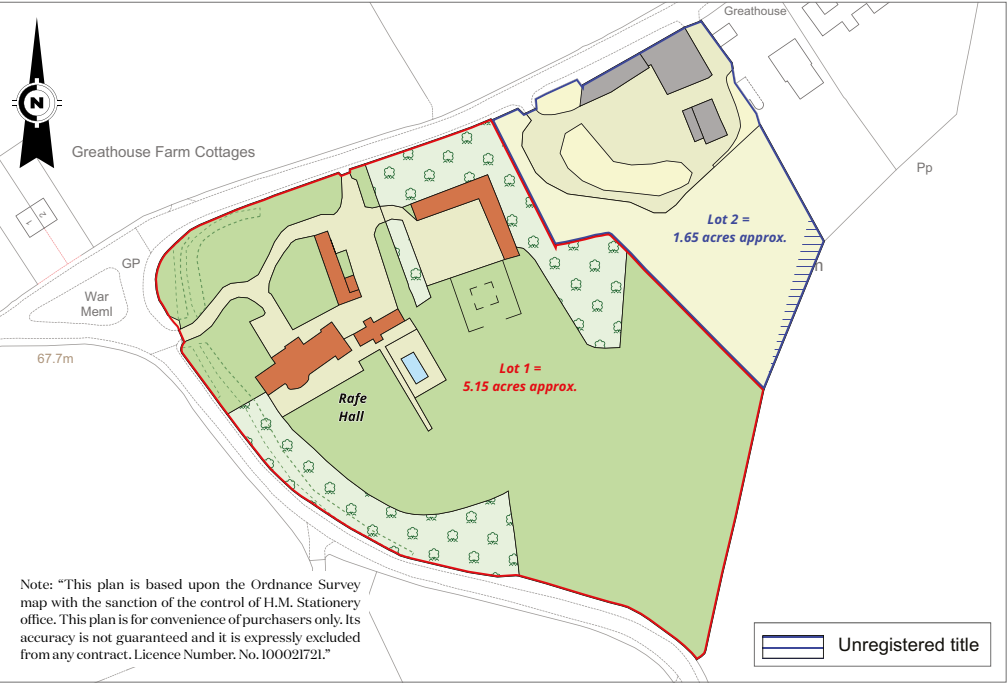
Council Tax Band and EPC: Council Tax Band: H

EPC: E

Postcode: CO9 2NS

What3Words: ///talker.pickle.sweetener

Viewings: Strictly by appointment with Knight Frank LLP.



We would be delighted
to tell you more.

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Your partners in property

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