



## ALDERCAR BARN

Lawshalls Hill, Colne Engaine, Essex, CO6 2HU

Guide price £1,250,000 to £1,275,000

DAVID  
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## Aldercar Barn, Lawshalls Hill, Colne Engaine, Essex, CO6 2HU

Aldercar Barn is a fabulous barn conversion of substantial proportions with extremely versatile accommodation which is arranged over two floors, and is set within the wonderful Colne Valley, abounded by agricultural land.

The property has been significantly enhanced through a programme of very high-quality modernisation and clever alterations, and now provides over 3500sqft of outstanding accommodation. The stunning galleried living room and kitchen/family room epitomise the wonderful blend of heritage and contemporary, both standing out as exceptional spaces within a building which is presented to the absolute highest of standards, both internally and externally.

Aldercar Barn occupies a secluded and delightful plot of approximately 1.2 acres (stls), encompassing lawns and tranquil woodland with a lengthy boundary orientated to south, and is one of only a clutch of dwellings forming a small hamlet within this predominantly agricultural area. Lawshalls Hill, a rural lane just outside the settlement of Earls Colne, is conveniently located for access to major trunk roads, yet is slightly off the beaten track, and this excellent accessibility could prove key for many perspective buyers looking for a rural property.

The moment you step into Aldercar Barn, there is an immediate feeling of light and space. The entrance hallway with its French doors and matching side panels, gives way via door doors to a wonderful and immediately impactful dining hall which is flooded with light through the huge 12 pane feature window, and the light from the open first floor gallery. Turn right from this room, and a handsome oak door, typical of the many ledged oak doors throughout, provides access to an inner hall, and thence to four rooms formed of two impeccable bedrooms, the home office, and a splendid garden room illuminated by French doors, matching the entrance, and a large pitched glazed roof section to take advantage of the south facing orientation, thus providing a private, calming and light filled space.

Retracing one's steps back through the dining hall, a second inner hallway reveals the balance of accommodation, and initially affords access to a cavernous bedroom, more than suitable for sofa's and work station, and luxury bathroom suite, beautifully appointed and epitomising the quality of suits through the barn. Two staggered anterooms then follow, cleverly linking the principal ground floor living spaces. The first with excellent storage facilities, access to the cloakroom suite, and potentially ideal as a boot room. The second anteroom is the entrance to barn you may more naturally gravitate to from the car, or walking, a less formal access than the entrance hall. This room also leads to a delightful guest bedroom suite, of excellent proportions and with luxury shower room en-suite.

We also now reach the stunning kitchen and living room combination, a superior open plan room which enjoys natural lighting and tremendous space in equal measures. The kitchen area incorporates a grand central island formed of quartz counter top with customised 'L' shaped breakfast bar stepped extension, Siemens induction hob and down draught extractor. A matching countertop with fluted drainer and Blanco sink sits parallel and balancing to kitchen beautifully are two Siemens ovens and space for a side-by-side fridge/freezer. The kitchen also has a boiling water tap and an air conditioning unit provides the temperature control as required.

Ascend the wonderful staircase of glass and oak, and a most transformative space opens in front of you. Light filled and impressively proportioned living and sitting areas give and immediate sense of openness and combine around the gallery, looking down upon the dining hall, retained by glass and oak. A contemporary wood burning stove ensures a cosy atmosphere and a large feature window sits to the south side drawing maximum illumination and providing wonderful views out to the garden. Substantial timber cross beams are a reminder of the lineage of the building. A small landing area facilitates access to the principal bedroom suite with its abundance of space, a complete span of fitted wardrobes and its luxurious and pristine en-suite.

### Exterior

Aldercar Barn is approached by block paviour drive giving way to a large stone covered parking and turning area. The formal gardens are an absolute delight with beautifully tended shrubs and borders interspersing neatly cut areas of lawn. A base and power supply are available for hot tub, and a wonderful patio terrace with pergola and stunning wisteria is ideally situated between the garden and room and the superb outside office/entertaining room. This excellently proportioned space is of the highest quality with panelled walls, and could comfortably serve a multitude of uses whether formal or informal. From the patio terrace a large lawn retained by hedge row and trees opens ahead, providing an all important area for family sports and recreation after alfresco dining. In turn the garden expands still further encompassing two distinct areas, one of grass ideal for re-wilding and the second a small wood with a multitude of trees and crisscrossing paths lightly trodden into the flora.

A timber shed and modern oil tank are also extant as is the discreet private sewage treatment plant.

The well presented accommodation comprises:

Five bedrooms	Beautiful galleried sitting and living areas
Stunning kitchen/living room	Exceptional quality of materials and finish throughout
Study/office	External entertaining room/office
Garden room	Approx 1.20 acres
Large dining hall	Parking for numerous vehicles

### Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

### Access

Halstead 3 miles	Marks Tey – Liverpool St 55 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 min







