



## HONEYWOOD COTTAGE

Little Maplestead Road, Gestingthorpe, Essex, Halstead, CO9 3AS

Guide price £1,250,000

DAVID  
BURR





## Honeywood Cottage, Little Maplestead Road, Gestingthorpe, Halstead, Essex, CO9 3AS

Honeywood cottage is a substantial family home believed to date from the mid-Victorian period and offers versatile accommodation of a characterful nature with attractive features throughout and the property enjoys an exceptionally pleasant location on the periphery of this well sought after north Essex village.

An oak framed porch accesses the front door which opens to the appealing reception hall which has an oak staircase rising to the first floor with panelling to the side, exposed timbers to the ceiling and glazed doors to the principal reception rooms. The sitting room is particularly well-proportioned and has French doors opening to the garden and features a heavily beamed ceiling and has an impressive red brick fireplace with oak lintel above and brick hearth and copper hood which provides an impressive focal point and there is a bay window to the front elevation and French doors with bevelled cut glass through to the impressive conservatory. Adjacent to the sitting room is a charming snug which has a dual aspect and a bay window to the front, beams to the walls and ceiling and a fireplace which has a wood burning stove on a brick hearth flanked by bespoke oak bookcases and shelves.

The kitchen breakfast room forms the heart of the house and is centrally situated and of a split-level nature. It is extensively fitted with a range of bespoke panel fronted units with granite worksurfaces and tiled splashbacks with a cream four oven electric aga providing a focal point, a double bowl ceramic Butler sink, dishwasher and a particularly impressive island unit with curved corners and a breakfast bar. Within the kitchen a water softener is fitted. Open oak stud work separates the kitchen from the breakfast room which has French doors with bevelled cut glass to the conservatory, attractive terracotta tiling, beams to the ceiling and a snug area with a window seat and a Velux roof light and a door leading to the boot room. There is an open aperture from the kitchen to the conservatory which provides a useful informal entertaining space and as mentioned can be accessed also from the sitting room. There are French doors accessing the terrace making it ideal for family entertaining.

A stable door from the kitchen accesses the impressive garden room which has a fully glazed elevation to the east with French doors opening to an attractive circular terrace making it superb for large scale family entertaining. It has an attractive tiled floor, a fully vaulted and glazed ceiling and a solid oak door flanked by glazed apertures to the front elevation. Via a secret door is an especially useful storage room (formally a garage) which has French doors leading to an attractive enclosed south facing garden and a door accessing a second kitchen which is fitted with a range of floor and wall mounted units, with a single bowl stainless steel sink, an oven, grill and extractor hood above, fully tiled splashbacks, plumbing for a washing machine and a second door leading to a cloakroom. This space could readily be converted to an annex subject to the necessary consents and permissions.

The ground floor accommodation is completed by a particularly useful boot-room which has access to the east facing terrace and this houses the 'Grant' boiler and pressurised water system.

The stairs rise from the reception hall to an appealing split-level landing which has exposed stud work and a window to the north elevation giving views to the garden.

The principal bedroom is situated to the east and benefits from a triple aspect giving views to the gardens and beyond and has a range of built in wardrobes and exposed stud work to the walls. A door accesses a spacious and well appointed on-suite shower room which has a large oversized walk in shower cubicle, sink in a tiled plinth with storage beneath and a further storage cupboard. There are four further bedrooms, three situated to the front elevation of the property and one to the rear, four of which have attractive features and two of which have built in wardrobe space and one with a vanity wash hand basin. These bedrooms are served by an appealing family/bath shower room which has oak effect flooring, a sink set within a tiled plinth with extensive storage beneath, a 'P' shaped bath and shower above and a matching WC.

### Outside

The property is approached by an extensive drive which has a large semi-circular raised brick planter which has two mature bay trees providing screening and colour. There are expanses of lawn to the side of the property and an attractive brick and flint wall with a gate to the side garden and a further gate to the south facing garden. There is an attractive oak framed porch which provides cover for the front door and access to the garden room. The grounds at Honeywoods Cottage are particularly extensive and are distinctly segregated into entertainment spaces, formal gardens, equestrian space, workshop area, manage and paddocks.

The house itself benefits from a triple aspect garden with elevations to the north, east and south enabling the occupants to take advantage of the all-day sun. Immediately to the rear of the property there is an extensive entertaining terrace which can be accessed from the conservatory and the garden room which provides perfect family space for large gatherings. This is flanked by a mellow dwarf brick and flint wall beyond which are large expanses of lawn and a variety of mature specimen trees to include fir, ash, copper beech and weeping birch. Central to this area of lawn is an ornamental pond with waterfall feature which is flanked by extensively stocked herbaceous borders. To the north elevation is a large decked entertaining area beyond which are further raised beds and a useful tiled roof log store. There is a Crown Pavillion seating up to 10 people with power, heating and internet connection providing shade and shelter, giving views over the manège. To the south elevation is a further enclosed area of lawn which is flanked by attractive brick and flint walling and mature hedging to provide a completely private sun trap which can be accessed via the terrace and the double doors from the storage room adjacent to the summer kitchen.

Immediately to the rear of the garden room and beyond the circular terrace is a purpose-built barbecue area further enhancing the entertaining aspect of this property.

Behind the circular terrace is an attractive red brick wall with an oak gate which leads through to the stable yard where there are three brick-built stables with pitched tiled roofs and directly opposite housed in a large workshop building is a further small stable and tack room. The workshop, stables and cart lodge form a fenced courtyard with extensive hardstanding and there is a large oak fronted cart lodge providing parking adjacent to which are two small open stables. To the westerly end of the cart-lodge is a useful machinery store with double doors. The motor home building is a particularly impressive building and can house up to four vehicles, each with its own double door exit and it is currently used for classic car storage. The building is equipped with a wash hand basin, floor mounted units and matching WC, adjacent to which is a useful office. To the east elevation is a useful work shop area.

There is a second electrically operated gated access to the property off Gestingthorpe Road, beyond which is a large drive which provides parking and turning for at least two horse boxes, adjacent to which are large expanses of lawn and mature hedging. Beyond the hard standing and the yard are five post and railed paddocks with grass access paths surrounding them and these are all screened by mature hedging on the east, south and westerly elevations and there is a further road access on the south side.

In all about 5.0 acres (sts).

The immaculately presented accommodation comprises:

- |                                  |                                 |
|----------------------------------|---------------------------------|
| Substantial unlisted family home | Hay barn, garaging and workshop |
| Characterful features throughout | Private landscaped garden       |
| Secluded location                | Annexe potential                |
| Excellent equestrian facilities  | Manege, stables and paddocks    |

Agents notes:

An integral annexe could readily be provided subject to the necessary planning consents.

The property benefits from three separate road access points.

The property benefits from 16 PV panels with 4kW capacity.

There is ample space for the erection of further outbuildings subject to the necessary consents.

#### Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

#### Access

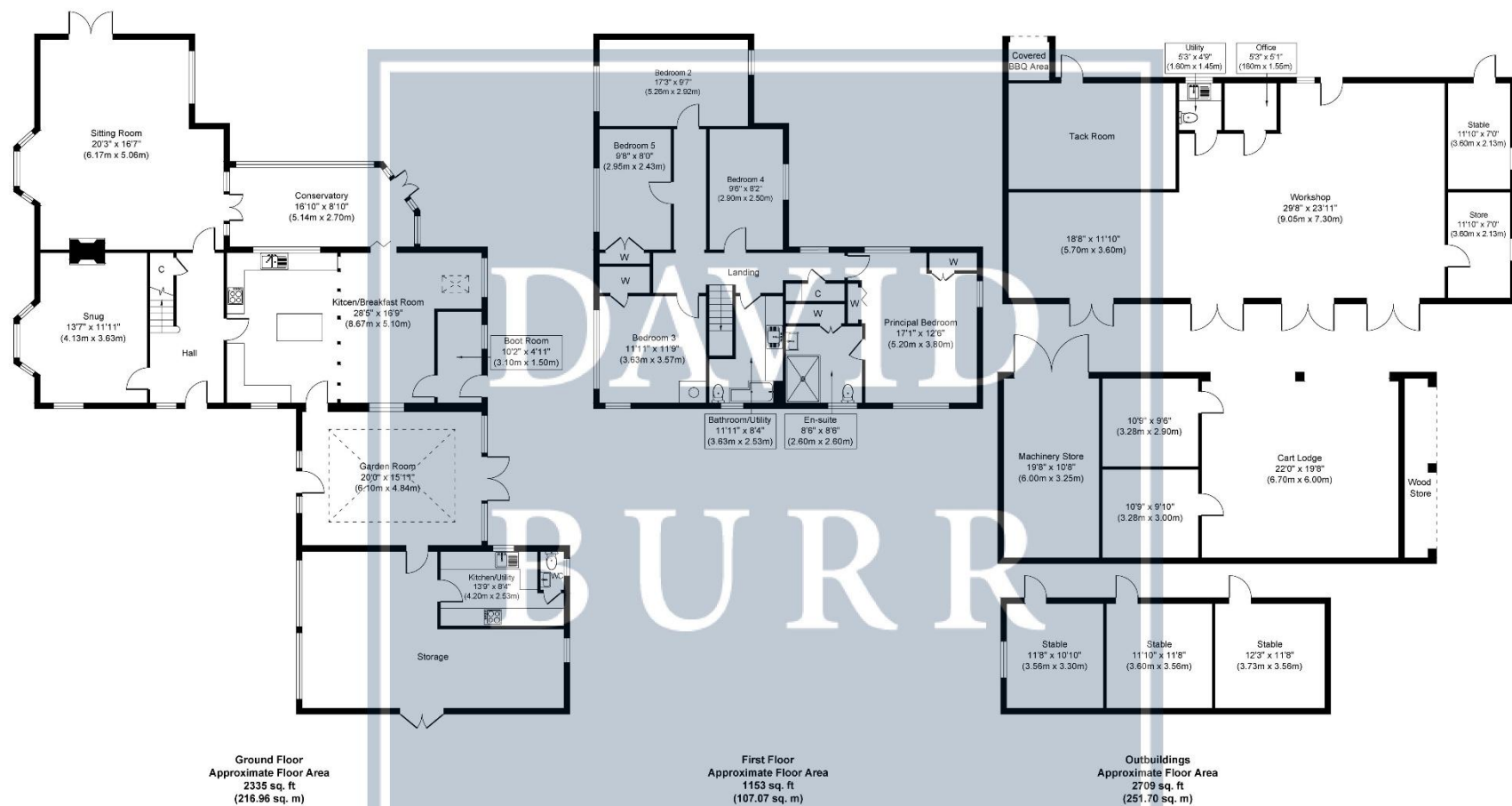
- |                   |                                  |
|-------------------|----------------------------------|
| Halstead 5 miles  | Braintree – Liverpool St 60 mins |
| Braintree 9 miles | Stansted approx 30 mins          |
| Sudbury 5 miles   | M25 J27 approx 50 mins           |











## Additional information

Services: Main water, electricity and private drainage (septic tank)

Oil fired heating to radiators. EPC rating: E

Council tax band: G Broadband: Fibre to the premise

Tenure: Freehold Construction type: Mixed, timber frames

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

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