



## SHOULDERSTICK HALL

Toldish Hall Road, Great Maplestead, CO9 2QZ

Guide price £500,000 to 550,000

DAVID  
BURR



## Shoulderstick Hall, Toldish Hall Road, Great Maplestead, Halstead, Essex, CO9 2QZ

Shoulderstick Hall is a charming detached Grade II listed property enjoying a superb location on a quiet country lane and is surrounded by rolling fields in all direction with no close neighbours. The property displays an abundance of beautiful and original features throughout and offers versatile accommodation that is suitable for a variety of lifestyles.

An oak door with a glazed light accesses the charming sitting room which has an impressive inglenook fireplace with a brick hearth, exposed oak framework to the walls and ceiling and a window to the front elevation giving views to the landscaped front garden. A ledge and board door accesses the stunning dining room which has a void opening to the ridge, a minstrels gallery with an oak staircase rising to the first floor, and particularly impressive oak framework on display to the walls, ceiling and roof, and a sash window gives charming views to the front garden. There is a Victorian fireplace with a cast iron hood which provides a focal point.

Accessed via the rear lobby is a particularly practical study which has a window to the front elevation, exposed oak framework to the walls and ceiling, an attractive red brick chimney breast and extensive built in storage cupboards. From here, a ledge board door leads to a charming ground floor double bedroom which has a beautiful red brick chimney breast with an arched lintel and stone hearth which is flanked by a useful storage cupboard. The room benefits from a dual aspect with views to the gardens and fields beyond and has appealing oak framework to the walls and ceiling. A door leads to a well-appointed ensuite shower room which has a fully tiled corner shower cubicle, pedestal wash hand basin and matching WC and an attractive tiled floor.

The kitchen breakfast room is situated to the rear of the property in a later addition, and comprises a range of floor and wall mounted pine units with hardwood surfaces, a Belfast sink, plumbing for a dishwasher, a Belling cooker and hob with an extractor hood above and extensive tiled splashbacks. Beyond the kitchen breakfast room is a useful lobby which has provides useful storage, and a glazed door leads to a particularly practical boot room which has stone floor and a built in pine cupboard, and a glazed and panelled door to the rear garden.

Accessed from the kitchen breakfast room via a four panelled door is a well-appointed and fully tiled ground floor bathroom with an inset bath and shower above, pedestal wash hand basin, matching WC and a tiled floor.

The first floor is accessed via two staircases, with the first rising from the impressive dining room to a beautiful minstrels galley which would also make useful study space if required. From here a ledge and board door leads to a beautiful bedroom with a fully vaulted ceiling with exposed oak framework throughout, and an attractive red brick chimney breast has a useful storage cupboard on one side and shelving on the other. There is a window to the front elevation giving beautiful views to the garden and rolling countryside beyond.

The remainder of the first floor is accessed via a second staircase rising from the study which leads to a beautiful cosy bedroom with a stunning oak frame on display and a window to the front giving beautiful views.

A second door leads to the third bedroom which has a part vaulted ceiling and beautiful oak framework on display, a range of built in wardrobes and wonderful views over open rolling countryside.

The property is approached via a drive which provides parking for a number of vehicles which in turn leads to the detached double garage which is equipped with power and light and has a useful first floor space which could be used as further storage or for a home office, with some minor works if required. The grounds at Shoulderstick Hall are an absolute delight and provide complete privacy, colour and interest all year round. A picket gate leads to a beautiful front garden with a gravel path accessing the front door which is flanked by densely stocked herbaceous borders which are stocked with a variety of perennials to provide year round colour and interest. Beyond this are large expanses of lawn with mature hedging to the front abutting the lane. The rear gardens are absolutely delightful and have a variety of mature trees to the boundary to include beech and walnut. Immediately to the rear of the property is a large stone entertaining terrace which is flanked by areas of low maintenance gravel garden.

Beyond this steps rise to a raised lawn adjacent to the detached garage with large expanses of lawn and at the edge are further well stocked herbaceous borders which provide attractive interest and colour. To the rear of the garage is a storage shed and a greenhouse beyond which there is a former vegetable garden. A laundry room is accessed from the back of the property which has plumbing for a washing machine.

The well presented accommodation comprises:

Sitting room	Ground floor bedroom suite
Dining room	Three further bedrooms & family bathroom
Study/office	Private mature garden
Kitchen/breakfast room	Detached double garage and store
Boot room	Ample parking

### Location

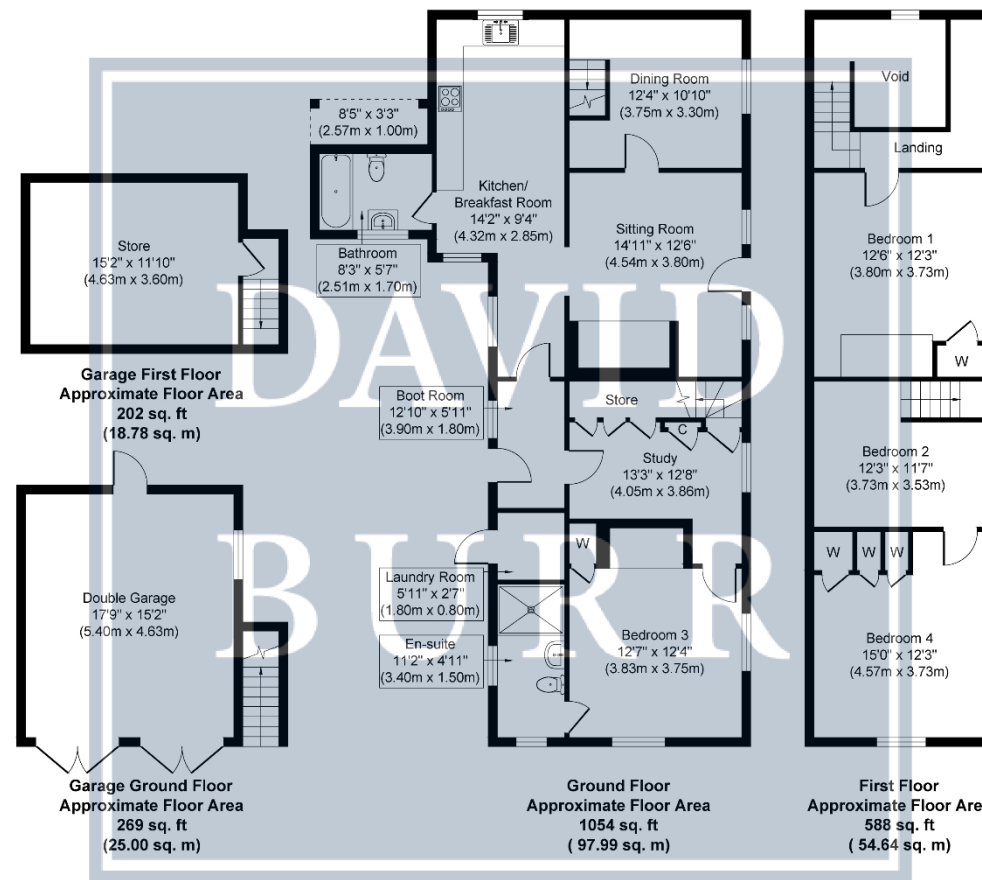
Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

### Access

Sudbury 7 miles	M25 J27 approx 50 minutes
Halstead 3 miles	Colchester 17 miles
Braintree 7 miles	Stansted approx 30 minutes







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 (Septic tank)  
 Oil fired heating to radiators. EPC rating: N/A Council tax band: E  
 Tenure: Freehold List Entry Number: 1123051  
 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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