



## ORCHARD LEY

Poole Street, Great Yeldham, Essex, CO9 4HP

Guide price £745,000

DAVID  
BURR



## Orchard Ley, Poole Street, Great Yeldham, Essex, CO9 4HP

Orchard Ley is an immaculately presented detached property with characterful features throughout, offering versatile and well-appointed family accommodation on the periphery of this well served North Essex village, set within large private landscaped grounds. NO ONWARD CHAIN.

An oak door accesses the reception hall which has wide oak floor boards, a window to the garden and stairs rising to the first floor. The sitting room is delightful and has exposed beams to the ceiling, an impressive inglenook fireplace with bressumer beam above, a dual aspect and oak flooring. A square arch opens to the delightful garden room which is entirely constructed from a green oak frame, has a vaulted ceiling and French doors to the garden.

The kitchen/breakfast/family room forms the heart of the house and is extensively fitted with a range of floor and wall mounted units which have oak surfaces, two Smeg ovens, an induction hob, dishwasher, wine fridge, the original 'Rayburn' cooking range, a walk in pantry and a large central island unit. There is oak flooring throughout and bi fold doors access a pretty west facing courtyard making it ideal for entertaining.

There is a well-appointed utility room accessed from the reception hall, which has a range of painted units with oak surfaces, oak flooring, plumbing for a washing machine and space for a tumble dryer, adjacent to this is a luxurious cloakroom.

The first floor is equally impressive and has a spacious galleried landing, oak flooring and a large storage/linen cupboard. The principal suite is of generous proportions and has a range of floor to ceiling fitted wardrobes, oak flooring and a dual aspect. There is a lavishly appointed en-suite with a roll top bath, rectangular sink on a wrought iron stand and oak flooring.

There are three further bedrooms, two of which have extensive wardrobe space, with the fourth bedroom making a useful dressing room if required. These are served by a lavishly appointed family bathroom with a roll top bath and shower over, and a matching white suite.

The property is approached via a sliding electric gate which accesses a large gravel drive that provides extensive parking and leads to the detached double garage, car port and the detached former wash house which is now used as a practical office building. The gardens are truly delightful and benefit from a south and westerly aspect, enabling them to take advantage of the all-day sun.

There are large expanses of lawn which are interspersed with well stocked herbaceous borders, a variety of trees to include silver birch and fir. There is a substantial studio/gym on the westerly aspect which is equipped with power and light, and has decking to the front and sides, making it ideal for entertaining. To the rear of the kitchen is a large west facing terrace, beyond which are steps rising to a further terrace with an ornamental pond and large summerhouse.

The well presented accommodation comprises:

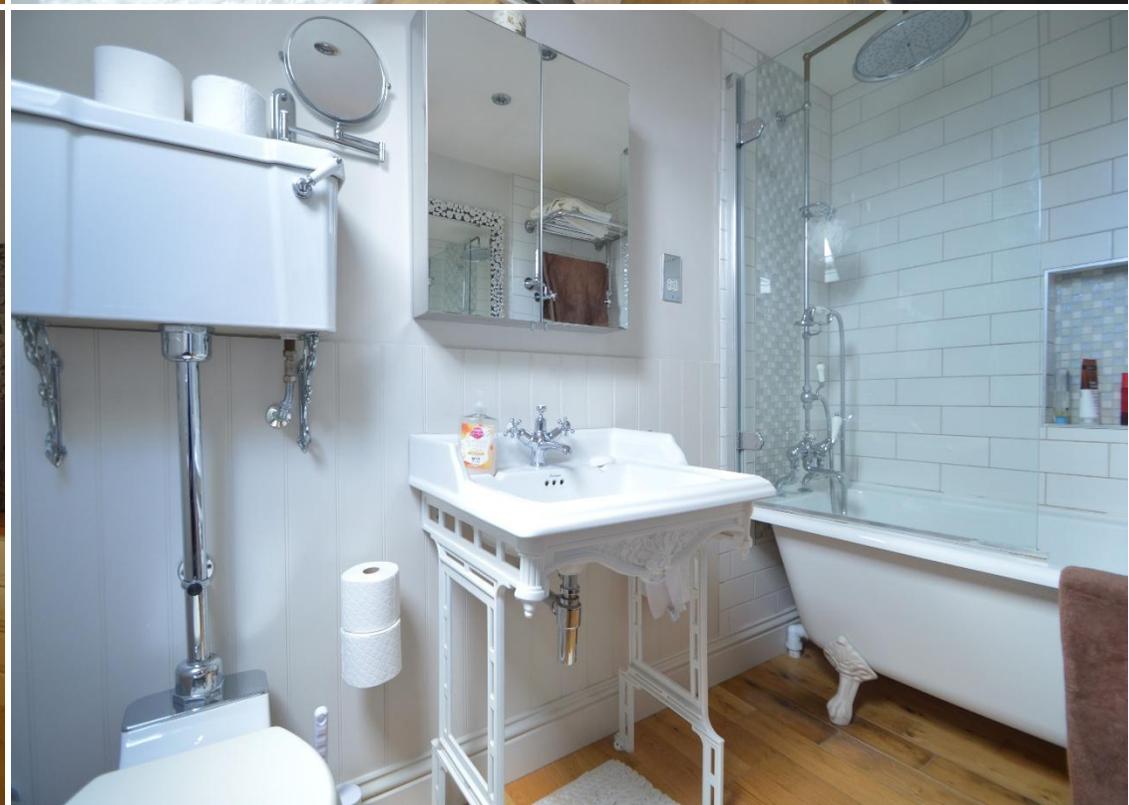
Detached family home	Four bedrooms, one en-suite
Characterful and stylish accommodation	South and west facing gardens
Impressive kitchen/breakfast room	Two reception rooms
Useful outbuildings to include studio and home office	Extensive parking
Double garage/carport	

### Location

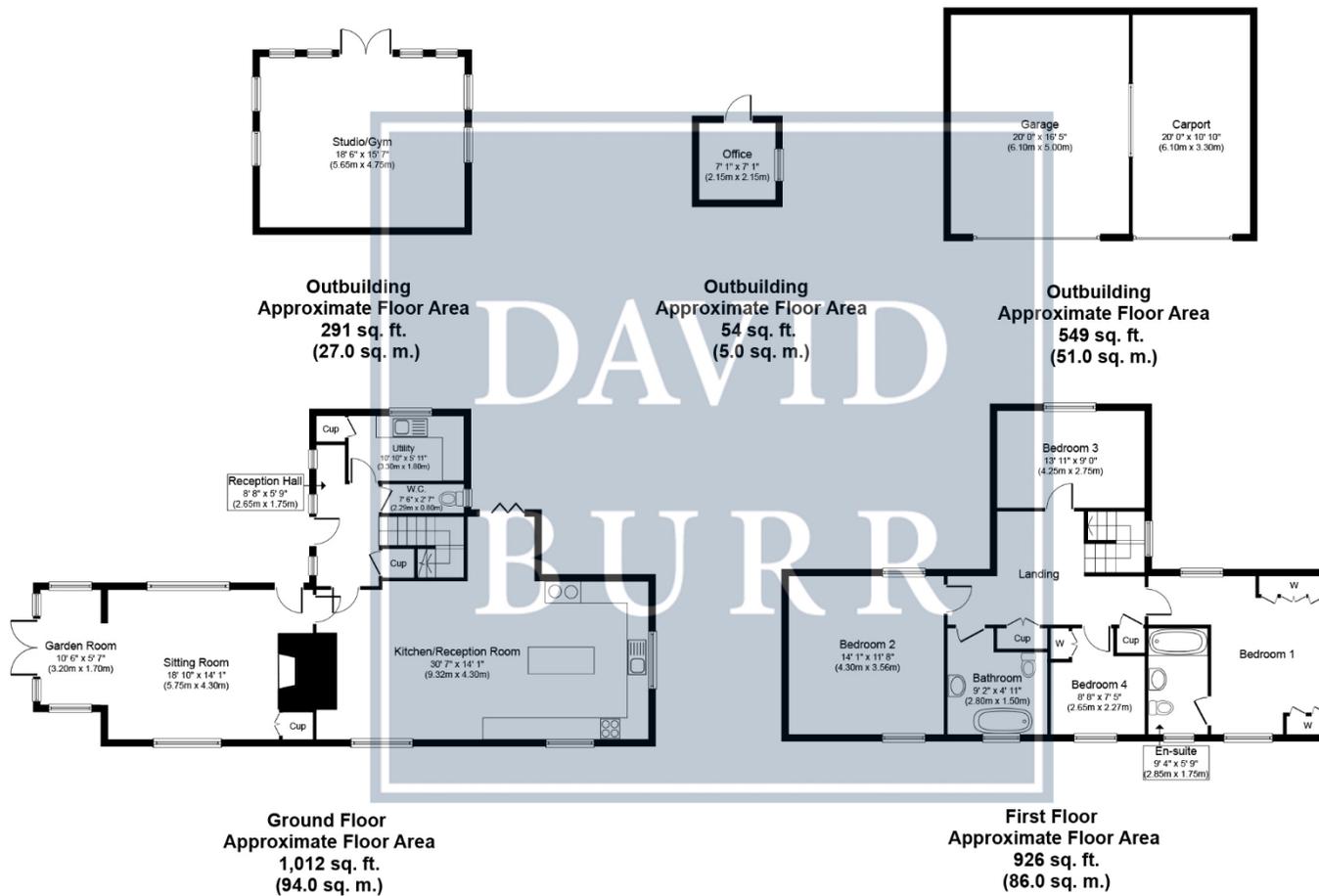
Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

### Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 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. 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 drainage

Oil fired heating to radiators. EPC rating: E

Council tax band: F Broadband: TBC

Tenure: Freehold Construction type:

Broadband speed: up to 34 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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**DAVID  
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