THE OLD HYDE

Little Yeldham Road, Little Yeldham, Halstead, Essex, CO9 4QT

Guide price £1,125,000

DAVID BURR

Aladdin
PINK
paraffin

The Old Hyde, Little Yeldham Road, Little Yeldham, Halstead, Essex, CO9 4QT

The Old Hyde is an outstanding Grade II listed property which offers exceptional accommodation with attractive period features throughout, and a high degree of versatility making it ideal for a variety of modern lifestyles. NO ONWARD CHAIN.

An oak porch with a pitched roof leads to an entrance lobby which has oak parquet flooring and handmade oak doors leading to the principal reception rooms. The sitting room is absolutely delightful and has a dual aspect with sash windows, an impressive red brick fireplace with an oak lintel above, a wood burning stove on a herringbone brick hearth and a beautiful oak frame on display. A ledge and board door leads to the inner hall which has stairs rising to the first floor. The formal dining room is adjacent to the sitting room and has a dual aspect with a sash window and French doors leading to the south facing terrace with the garden beyond making it perfect for entertaining. There is a beautiful red brick fireplace with an oak lintel, a wood burning stove and impressive timbers to the ceiling.

The kitchen/breakfast room is situated in the centre of the house and forms the heart of the home. It is beautifully fitted with a range of bespoke hand made floor and wall mounted cabinets with a combination of elm and 'corian' worktops and an impressive central island unit with storage beneath and a wine cooler. A focal point is provided by a red brick fireplace with an inset 'Rangemaster' cooker with induction hob and extractor hood above, Smeg refrigerator, microwave, a Belfast sink and a window overlooking the grounds, appealing flagstone flooring and a second door opening to the south and west facing terrace. There are beams to the ceiling and a square arch opens to a beautifully appointed utility room which is fitted with a range of handmade base mounted units with plumbing for a washing machine, tiled floor, upright freezer and a one and a half bowl ceramic sink. A hand made oak door directly accesses a particularly useful study from the kitchen/breakfast room which has a dual aspect overlooking the garden and attractive panelling to dado height. A second door from the kitchen/breakfast room accesses a delightful snug which has a vaulted ceiling, flagstone flooring, a red brick fireplace with wood burning stove, a range of useful storage cupboards and a door to the front courtyard.

The remainder of the ground floor comprises the aforementioned inner lobby, a beautiful staircase with oak handrail rising to the first floor with useful storage beneath. There is a lavishly appointed cloak/shower room which has a split level floor, a large walk in shower cubicle, wall mounted sink and a period style WC and travertine flooring.

The stairs rise to an attractive landing which has exposed floor boards and a door to a large laundry cupboard providing useful storage. The principal bedroom is situated above the sitting room and is generously sized and has beautiful original oak floor boards throughout, a dual aspect and a wonderful honey colour oak frame to the walls and ceiling along with a spacious wardrobe flanking the rebrick chimney breast. The second bedroom is situated to the rear of the property overlooking the garden with field views beyond and has a range of bespoke handmade cupboards and drawers and a cast iron fireplace. Bedroom three is situated above the dining room and has a dual aspect benefitting from the same attractive views to the garden and the fields. There are beautiful original oak floorboards, a handsome oak frame on display and an attractive red brick fireplace with oak lintel above. Hand crafted fitted wardrobe is also included.

Bedroom four is situated at the rear with views to the garden and the fields and has an attractive oak frame on display and a useful built in wardrobe with glass fronted doors. Bedroom five is situated to the front overlooking the courtyard and is a particularly cosy room and has handmade bulk head units with bedside cupboards either side and a useful wardrobe.

The bedrooms are served by two beautifully appointed bath/shower rooms, the first of which has an oval ended bath on a raised plinth, a bespoke handmade unit with oak tops, a large porcelain sink with storage beneath, a close coupled WC and attractive exposed floorboards. The shower room is situated between bedroom four and five and has a large walk-in oversized shower cubicle, a rectangular Burlington sink with tiled splashback, WC and exposed floorboards.

The ladder stairs rise from an inner landing where there is an attractive red brick chimney breast on display to the second floor. There are two delightful bedrooms or games rooms situated on the second floor which have wide oak floorboards, part vaulted ceilings and views to the grounds and beyond, one with bespoke shelving and the other with a large walk in storage wardrobe. The second floor is completed by an especially spacious attic storage room which has full head height and could be used for a variety of other purposes subject to the necessary consents.

There is a purpose built guest annexe which comprises a door leading to a particularly well appointed kitchen/dining/sitting room which has a range of floor mounted handmade cabinets with oak butchers block work surfaces, a granite worktop surrounding the Belfast sink, oak effect flooring, a window to the garden and a Velux rooflight to the ceiling. A second door opens to a well-appointed shower room which has travertine flooring, a rectangular sink on a vanity unit with storage beneath, a walk in shower cubicle and WC. A further door opens to a particularly spacious bedroom which has a window to the front elevation and a Velux window and French doors to a small terrace. Adjacent to the annexe is a large oak framed double cart lodge providing covered parking.

Outside

The grounds at The Old Hyde are an absolute delight and it is approached via a large gravel entrance which in turn accesses an extensive area of parking forming a courtyard in front of the house and the impressive range of oak framed Essex barns. There is a large expanse of lawn in the middle with a cast iron Victorian style lamp post providing a focal point and an impressive Japanese plane tree providing shade. Rear access is afforded on both sides of the property with a large expanse of lawn flanking the path to the front door, adjacent to which are densely stocked shrub borders providing year round colour and interest with a variety of shrubs to include fig, mahonia and a bay tree. Attractive wicker fencing separates the rear garden from the front with a path on both sides. The rear garden is especially impressive and benefits from a south and westerly aspect allowing it to take advantage of the afternoon and evening sunshine. There is an extensive split level sandstone terrace to the rear of the property which can be accessed from the kitchen/breakfast room and the dining room making it perfect for large scale entertaining. Adjacent to this are established and mature herbaceous borders with brick edges and are stocked with an abundance of perennials that provide colour throughout the season. These include phlox, euphorbia, hardy geraniums and a mature apple tree provides a focal point along with shade within the centre of one of the borders.

Beyond this are large expanses of lawn interspersed with a variety of shaped beds which are well stocked with a further variety of shrubs and herbaceous perennials. There is an impressive oak summer house with shingle roof which is equipped with power and light and has a work station with a slate top and a Belfast sink making it ideal for alfresco, dining. Adjacent to this are geometrically laid out raised vegetable beds with stone paths between and there are two storage sheds abutting the boundary.

Attractive brick steps lead to a gravel entertaining terrace adjacent to the annexe which is positioned to take advantage of the early morning sun beyond which are a variety of climbing roses.

The remainder of the property comprises an impressive listed eighteenth century oak framed barn with brick and flint addition to the side, which could be used for a variety of purposes and offers potential purchasers an enormous degree of scope. It currently has planning permission to convert into three separate residential units. It is distinctively segregated and the main barn has a fully vaulted ceiling, a workshop area, two studio areas, a lobby with a WC and sink and stairs rising to the first-floor mezzanine. The more recent addition has an open plan ground floor area with stairs rising to the first floor providing further useful storage space.

Agents notes:
The range of barns has planning permission for conversion into three separate units. Planning ref: 23/00932/VAR
The planning is in perpetuity.
Extensive scope for a range of commercial activities (stp).
Listed building ID: 1338000
The property comprises two land registry title numbers.

The well presented accommodation comprises:

Beautifully appointed listed farm house

Attractive period features throughout

Three reception rooms/six bedrooms

Detached annexe & double cart lodge

Range of barns with planning permission

Extensive opportunities

South and west facing landscaped gardens

Ample parking

Scope for a variety of alternative uses (stp)

Location

Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs and vets, for everyday needs, with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street.

Access

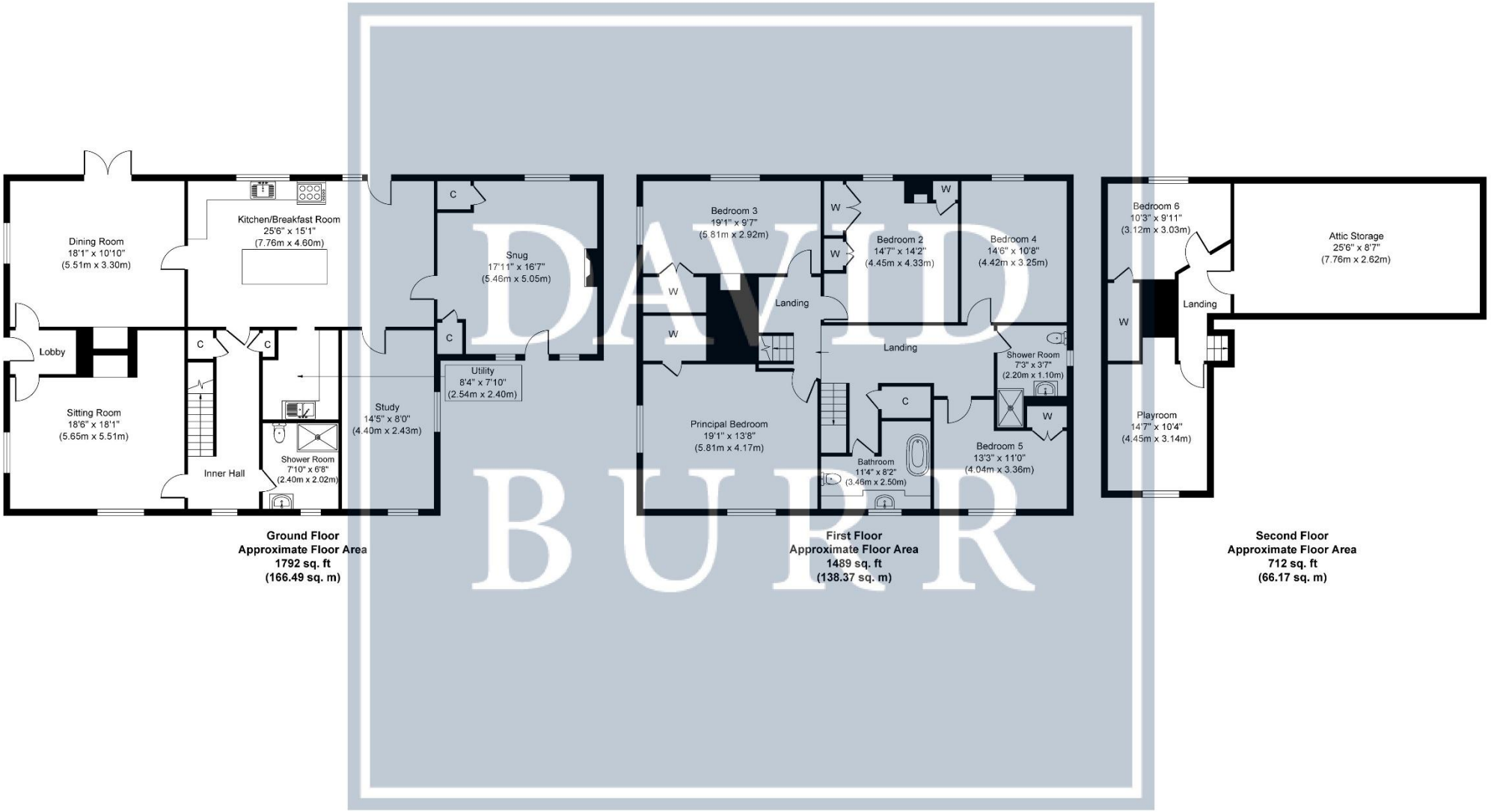
Halstead 5 miles	Braintree – Liverpool Street 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 min

The
Hyde Away

Brooke Bond
dividend
Tea
LYONS
TEA

WILLS'S
STAR
CIGARETTES
WILLS'S
GOLD
FLAKE
CIGARETTE

FIRE EXIT



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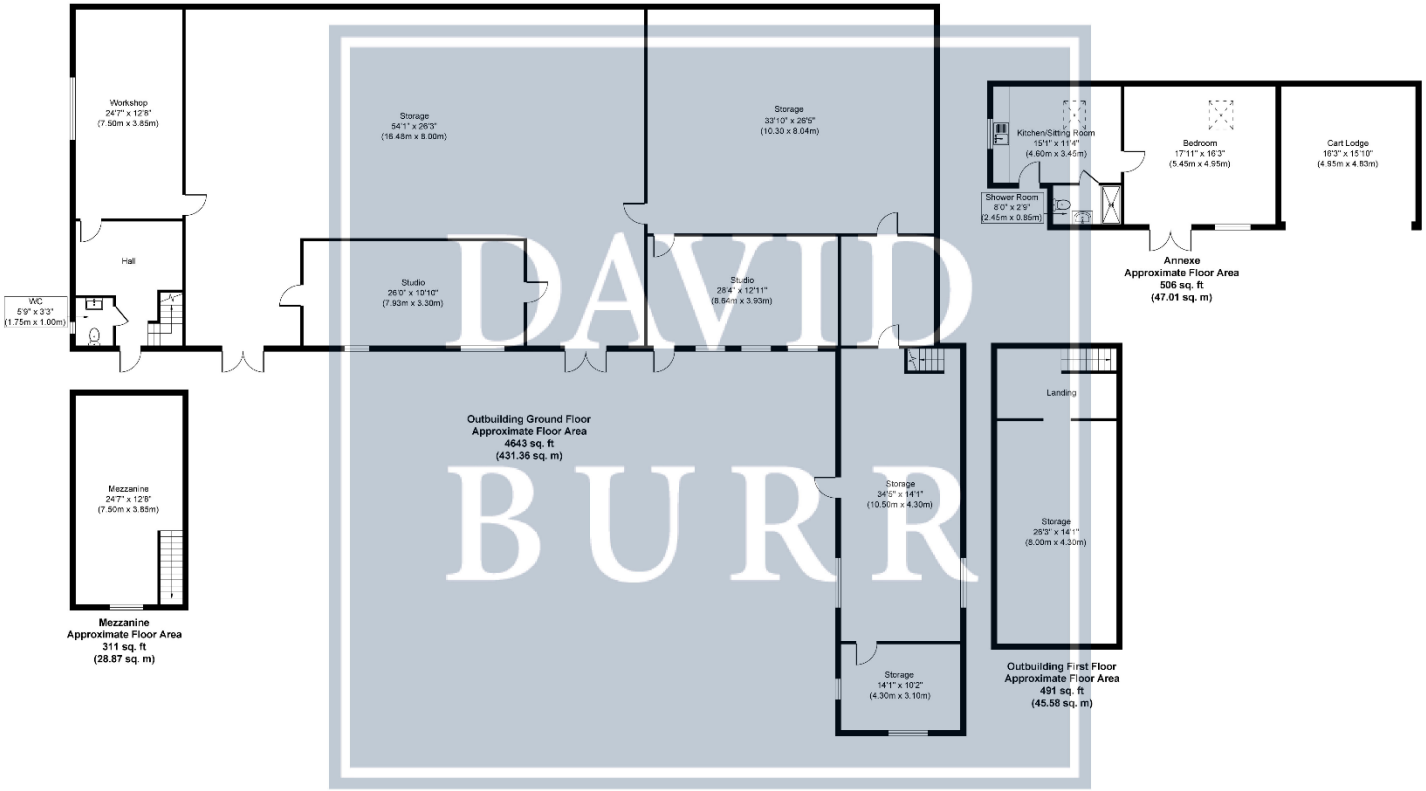

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Additional information

Services: Main water, electricity and private drainage (treatment plant)

Wood pellet boiler to radiators. EPC rating: E

Council tax band: G Broadband: Fixed wireless

Tenure: Freehold Conservation area: No

Construction type: Oak timber framed and brick

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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