



Honey Tye | Leavenheath | CO6 4NX

FINE & COUNTRY

SELLER INSIGHT

“Moving to Honey Tye Cottage in 2017 was a dream come true for us. We felt honoured to be the owners and custodians of such a beautiful Grade II listed house and made it our goal to bring it back to the standard it deserves.

It is ideally situated for access to stunning countryside, while still having an easy commute when required. We have enjoyed many leisurely dog walks and lazy afternoons exploring the nearby historical Suffolk villages. Sudbury and Colchester are close by for shopping, restaurants and amenities.

The garden is our favourite place, where there's always something new to look at as the scenery changes with every season. An abundance of birds and wildlife stop by, and the pond has been home to wild ducks and moorhen families.

We will miss the period charm of the property and its outstanding features, but we are ready to move on to our next adventure leaving someone else to cherish this wonderful home.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

Honey Tye Cottage is an exceptional five bedroom Grade II listed home that beautifully blends historic charm with refined modern living. Set back from the lane in an idyllic rural position, the property enjoys sweeping views across open farmland and sits within generous south facing gardens. With its inglenook fireplaces, exposed timbers and thoughtfully designed contemporary extension, this is a home of warmth, character and understated elegance. Offering versatile accommodation, including multiple reception spaces, a vaulted AGA kitchen, a studio and a separate office, the property is perfectly suited to both family life and entertaining.

STEP INSIDE

A stable door opens into a welcoming entrance hall with exposed flooring, leading naturally into the principal living spaces. The drawing room is a superb dual aspect room, rich in character with oak flooring, a substantial inglenook fireplace with wood burning stove and an abundance of exposed timbers. This flows seamlessly into the sitting room, an elegant and comfortable space featuring a red brick fireplace, bespoke shelving and views to both the front and rear.

Beyond this lies a peaceful study area and studio, ideal for home working, with a secondary staircase rising to the first floor. A generous ground floor bedroom sits adjacent, complete with exposed brick flooring, a charming fireplace with wood burner and views over the gardens. An adjoining store room offers excellent potential for conversion into an en suite.

The heart of the home is the impressive vaulted AGA kitchen and dining room, a striking contemporary addition filled with natural light from its triple aspect and French doors opening onto the south facing terrace. Solid wood cabinetry, granite worktops and a four door oil fired AGA create a warm and functional space, complemented by a generous dining area perfect for gatherings.

An impressive recording studio, along with a separate office, utility room, and ground-floor shower room, completes the ground floor.

Upstairs, the master bedroom is a superb dual aspect room with exposed timbers, studwork and an attractive chimney breast, with access to a Jack and Jill cloakroom. Two further bedrooms enjoy views over the gardens and countryside, while a fourth bedroom is currently arranged as a dressing room. A spacious family bathroom with serves the first floor.

A versatile games/playroom is accessed via a trap door from the studio and offers excellent potential for conversion into additional living accommodation, a studio or hobby space.



STEP OUTSIDE

STEP OUTSIDE

The gardens are a truly outstanding feature of Honey Tye Cottage. Principally south facing, they include a raised terrace immediately behind the house, providing an ideal setting for alfresco dining and entertaining. The grounds gently slope away and are laid to lawn, framed by beautifully stocked borders, mature trees and a picturesque pond edged with willows. The setting is peaceful, private and perfectly positioned to enjoy uninterrupted views across open farmland.

Ample parking is provided via a private drive, along with a detached garage and an additional store room.

LOCATION

Situated in the sought after village of Leavenheath, the property lies on the Suffolk–Essex border, close to the Dedham Vale Area of Outstanding Natural Beauty. The village offers a tranquil rural lifestyle with excellent access to nearby towns and amenities.

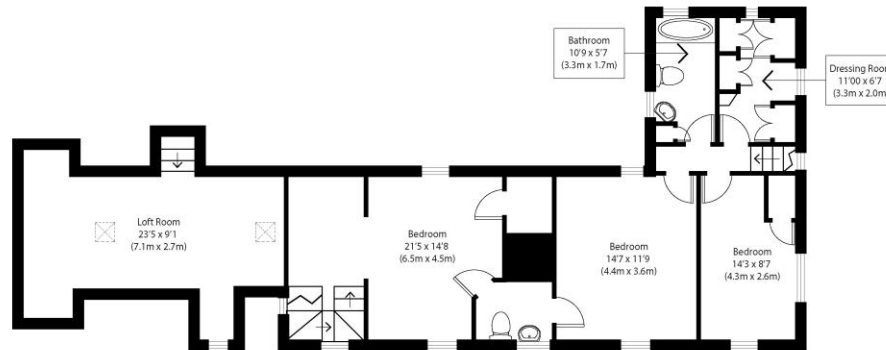
Leavenheath benefits from a popular pub, a village hall, and extensive walking routes through surrounding woodland and heathland. The prestigious Stoke by Nayland Hotel, Golf & Spa is close by, offering championship golf courses, a luxury spa, gym and restaurants. Nearby Nayland, Boxford, Sudbury and Colchester provide further shopping, dining, supermarkets, leisure centres and cultural attractions.

Transport links are excellent, with the A134 providing direct access to Sudbury and Colchester, and the A12 within easy reach for Chelmsford, Ipswich and London. Sudbury Station offers rail services to London Liverpool Street via Marks Tey, while Colchester Station provides fast mainline services to London. Stansted Airport is under an hour away.

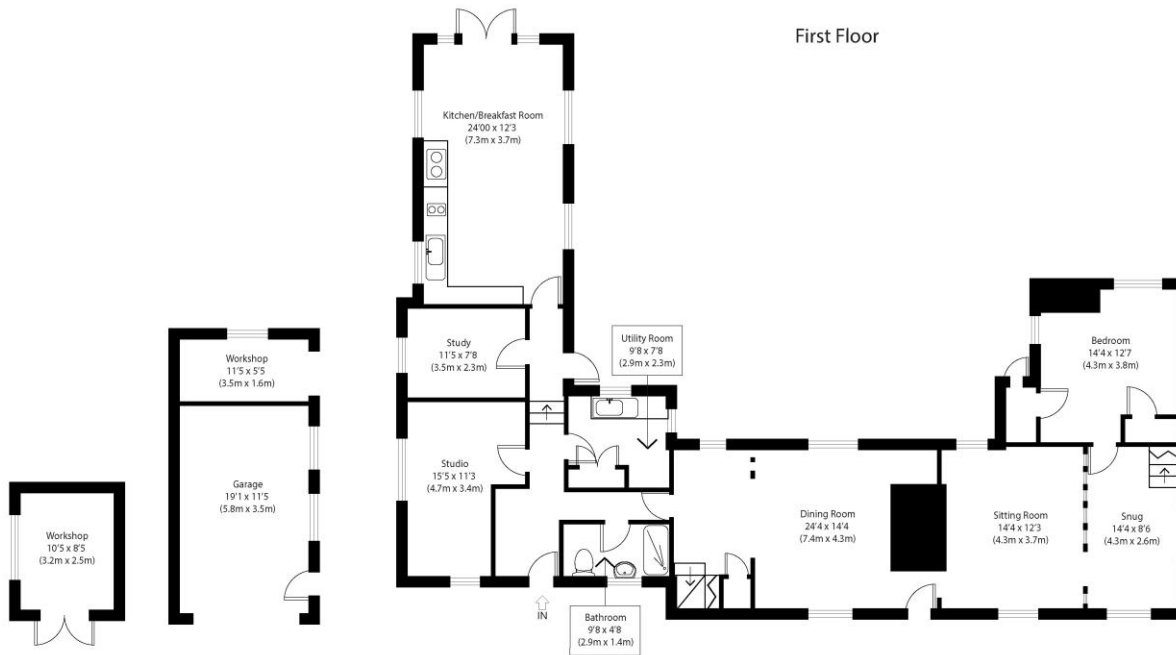
The area is well served by both state and independent schools. Local options include Nayland Primary School, Thomas Gainsborough School and Ormiston Sudbury Academy. Independent schools within easy reach include Holmwood House School, Stoke College, Colchester High School, the Royal Hospital School and Ipswich School.

Approximate Gross Internal Area
 Main House 2660 sq ft (247 sq m)
 Outbuildings 370 sq ft (34 sq m)
 Total 3030 sq ft (282 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.photoshausgroup.co.uk



First Floor



Ground Floor

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