



**ANCELLS IN THE HOLE,**

Braintree Road, Shalford, Braintree, Essex.

DAVID  
BURR



Ancells in the Hole, Braintree Road, Shalford, Braintree, Essex, CM7 5JA.

Ancells in The Hole is an impressive Grade II listed property, with origins that are believed to date from the Tudor and Elizabethan period in the mid-16th century, with further later additions in both the 18th and 19th centuries. The property displays important period detailing that is noted by English Heritage which includes, mullion windows adapted for early glazing, most probably between 1570 and 1590, a ground floor wall painting that depicts a lady in Elizabethan costume, which is reputedly said to represent Elizabeth the first. Further features include a crown post roof with axial bracing, jowled principal posts, chamfered axial beams with lambs tongue stops and an imposing diagonal shaft chimney with a quatrefoil recess.

The property occupies a prominent position on the north eastern side of the village, with attractive views over the river valley and open farmland. The property does require significant restoration and refurbishment, which will need to be carried out in a sympathetic manner, using traditional materials and processes, under the guidance of the local heritage department. We believe that the main structure is sound, but would advise prospective purchasers to make their own enquiries, and take appropriate advice from the relevant professional bodies, where necessary.

There is a two bay main range from the mid-16th century, which joins a 3 bay crosswing on the north eastern side, dating from between 1560 and 1570. Within this structure are the principal reception rooms and kitchen/breakfast room. The drawing room and study both have impressive inglenook fireplaces, with wide openings and large bressumer beams above. In addition there is a close studded oak frame on display throughout the ground floor, with chamfered axial beams and jowled principal posts. The sitting room has a later fireplace (19th century), which has an inset wood burning stove, open studwork and a dual aspect.

Stairs rise from both the drawing room and kitchen/breakfast room to access the first floor. On the south western side of the property is a large rear hall which accesses the sitting room and a practical storm porch. Adjacent to this is a spacious utility room, boot room and shower room.

The first floor benefits from the same close studded oak frame, which is on display in most of the rooms, with some retaining

their original oak floor boards. There is a particularly attractive red brick fireplace on display in one of the rooms which has an arched brick lintel, and a cupboard to the side, which reputedly has a priest hole. There are five generously proportioned bedrooms on this floor, all of which have views to the grounds, or across open fields. There is a family bathroom and separate cloakroom, and two of the bedrooms have vanity sinks. Stairs rise from the bathroom into an attic room, which provides useful storage space, beyond which is an opening that leads into the roof space.

Ancells occupies a large plot, which predominantly benefits from a south and westerly aspect, with open field views on the northern and westerly side, and abutting the lane on the eastern side. The property is approached via a five bar gate, which in turn leads to a large area of parking and hard standing. There are numerous outbuildings, some of which are in a poor state of repair, whilst others are quite usable and provide secure storage. These include a large pole barn, former stable building with loft storage, a barn with an integral garage and a thatched timber framed barn which is in a poor state of repair, and is shored up by internal scaffolding.

Immediately to the front of the property is an attractive courtyard which accesses the lane and the front door, and there is a path that gives access to the rear of the house and the storm porch. The grounds are requiring maintenance and a reasonable amount of tidying and clearing, in order to return them to their former glory. There are large expanses of lawn, regularly laid out box hedging and a former vegetable garden, adjacent to the greenhouse. There are a variety of specimen trees dotted around the grounds and on the boundaries, and a number of fruit trees form a small orchard. In all about 1.0 acres (sts).

The accommodation comprises:

- |                  |                   |
|------------------|-------------------|
| Reception hall   | 5 bedrooms        |
| Drawing room     | Family bathroom   |
| Sitting room     | Cloakroom         |
| Study            | Pole barn         |
| Aga Kitchen      | Storage barn      |
| Rear hall        | Large grounds     |
| Utility room     | Extensive parking |
| Boot room        | Stunning views    |
| Shower/cloakroom | No onward chain   |



Agents notes:

Ancells requires a significant amount of restoration and improvement, and as such, will require a prospective purchaser who is not afraid of a large project.

There are some structures on the site that are potentially in a dangerous state of repair, and as such, we would draw your attention to these, and politely request that you do not enter them.

We would advise that prospective purchasers seek the relevant advice from the appropriate professional bodies prior to purchase.

We would advise the successful purchaser to seek the relevant advice from the local authority heritage officer, prior to any works being carried out at the property.

Ancells in The Hole represents a truly unique opportunity to acquire a substantial and historically important property, which is coming to the market for the first time in approximately forty years.

The property has solar panels on one of the outbuilding roofs that generate electricity, they are however, on a low feed in tariff.

We have included some original pictures in the brochure, and on the website that illustrate the property in its former glory, when it was purchased, some forty years ago. The oak frame is clearly visible on the exterior elevations.

Listed building UID : 1308418

Location:

Shalford is an attractive and popular village with a range of amenities to include village shop, school, public house and the impressive church of St Andrews. The nearby market town of Braintree provides more extensive facilities. The village has fast access to Stansted Airport via the A120 and London Liverpool Street can be reached in approximately 1 hour by rail and road.

Access

Halstead 7 miles

Braintree – Liverpool Street 60 mins

Chelmsford 16 miles

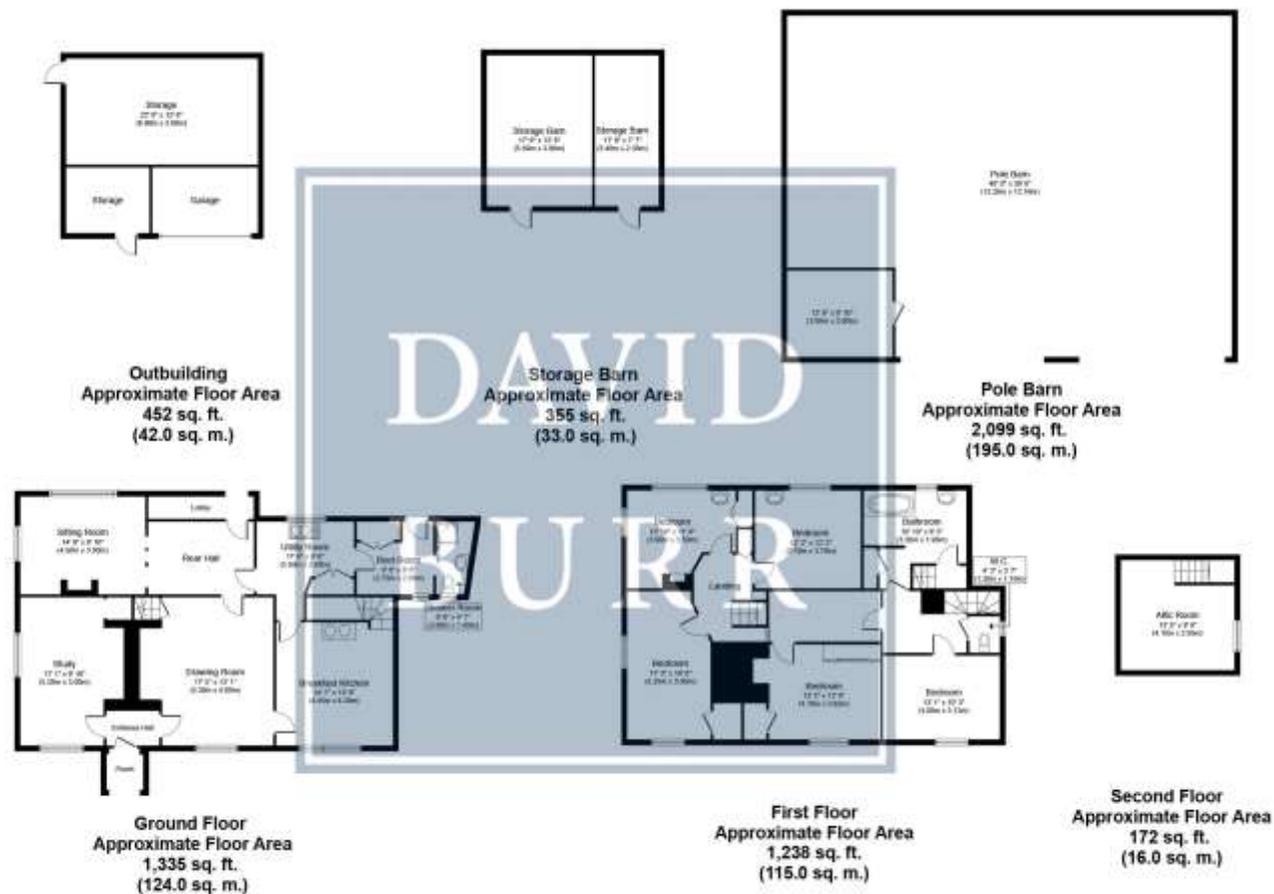
Cambridge 30 miles

Braintree 4 miles

Stansted airport 14 miles







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.  
 Copyright V360 Ltd 2020 | www.houseviz.com

**Additional information**

Services: Main water, electricity and private septic tank drainage.  
 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**

Castle Hedingham (01787) 463404  
 Long Melford (01787) 883144  
 Clare (01787) 277811  
 Leavenheath (01206) 263007  
 Woolpit (01359) 245245  
 Bury St Edmunds (01284) 725525  
 Newmarket (01638) 669035  
 London (020) 7390888  
 Linton & Villages (01440) 784 346

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

