



THE SPINNEY, 87 MILL LANE

Little Yeldham, Halstead.

Offers in the region of £1,100,000.

DAVID
BURR



The Spinney, 87 Mill Lane, Little Yeldham, Halstead, CO9 4JH

The Spinney is an exceptional country house situated in a superb position along a quiet lane within extensive mature grounds and affords versatile family accommodation that is suitable for a wide range of modern lifestyles. There are an impressive array of outbuildings and a superb indoor swimming pool with adjoining studio.

The property is entered via a panelled door which has a lead canopy above with detailed fluted columns. The reception hall is especially impressive with a large galleried landing, chevron tiled floor, feature recess, ornate doors to the reception rooms and a striking circular fanlight above. The sitting room has a dual aspect with views to the grounds, detailed cornicing, and an ornate stone fire surround and hearth. The dining room is generously proportioned and is well placed being adjacent to the kitchen, and offers formal entertaining space with views to the grounds, and has detailed cornicing to match the sitting room. To the rear elevation of the property is a useful study which overlooks the rear garden. Adjacent to this is a corridor which leads to an attractive conservatory with a tiled floor which links the main house to the pool complex.

The kitchen/breakfast room is stunning and arranged over a split level with the breakfast area having French doors to a large terrace making it perfect for entertaining. Steps lead down to the kitchen which is fitted with a range of floor and wall mounted units which have quartz tops and upstands. There is an ornate recess which houses the Aga and integral appliances include a microwave, dishwasher and an integral fridge. There are twin sinks, a tiled floor and views to the rear. Steps rise to the utility/preparation kitchen which is extensively fitted and has integral appliances to include a 'Bosch' oven and grill, hob with extractor hood above, plumbing for a washing machine, and a glazed door to the boot room.

This is particularly useful room with twin doors to the garden, a range of storage cupboards and a glazed roof. The remainder of the ground floor comprises a well-appointed cloakroom which is tiled to dado height and has a matching white suite.

The galleried landing is especially impressive and has a large circular rooflight and a window to the front and a feature arch corridor. The principal suite is at the rear of the property with views to the garden. There are twin doors to a dressing room with hanging and shelf provision. A second door accesses the well-appointed en-suite which has a large walk-in shower, an oval ended bath set in a tiled plinth and a matching wc, bidet and basin. The guest suite has a part vaulted ceiling and a door to an en-suite with tiled shower cubicle, pedestal wash basin and a wc. There are three further bedrooms, all of a generous size, two of which have built in wardrobes. These are served by a family bathroom with a vanity unit, oval corner bath and a wc.

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The property is approached via a pair of five bar gates that lead to an extensive drive, and in turn to the car port, garage and workshop. The drive is flanked by large expanses of lawn, and a semi-circular red brick wall has central steps and a path leading to the front door through a well-stocked gravel garden hosting a variety of shrubs and plants to provide year-round colour and interest. There a variety of trees to the front which include walnut, oak and spruce.



The rear grounds are delightful, and benefit from a south and westerly aspect allowing them to take advantage of the afternoon and evening sun, there is an impressive and stone terrace immediately to the rear of the house which is perfect for large scale family entertaining which is abutted by attractive brick piers and wrought iron railings. Beyond this are extensive expanses of lawn with numerous herbaceous borders and large open spaces with a large variety of native trees to include ash, oak maple and acers. There is a useful vegetable plot to the side with raised beds and a green house. On the north aspect is a large copes of trees which provides a haven for wildlife and has an attractive 'Monet' style bridge which gives access from the formal garden.

To the end of the garden is an attractive natural pond with irises, which is screened by a beech hedge with an opening in the middle, to the south are fine views to fields and a small plantation of cherry trees.

In all about 2.40 acres (sts).

Agents notes:

The Garden room and studio would make an excellent annexe if required, subject to the necessary consents being sought.

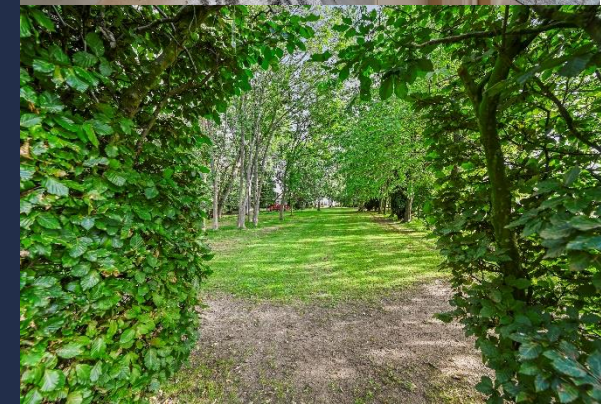
There are some TPO's on site, we are waiting for the local authority to confirm which trees are protected by the order.

Location

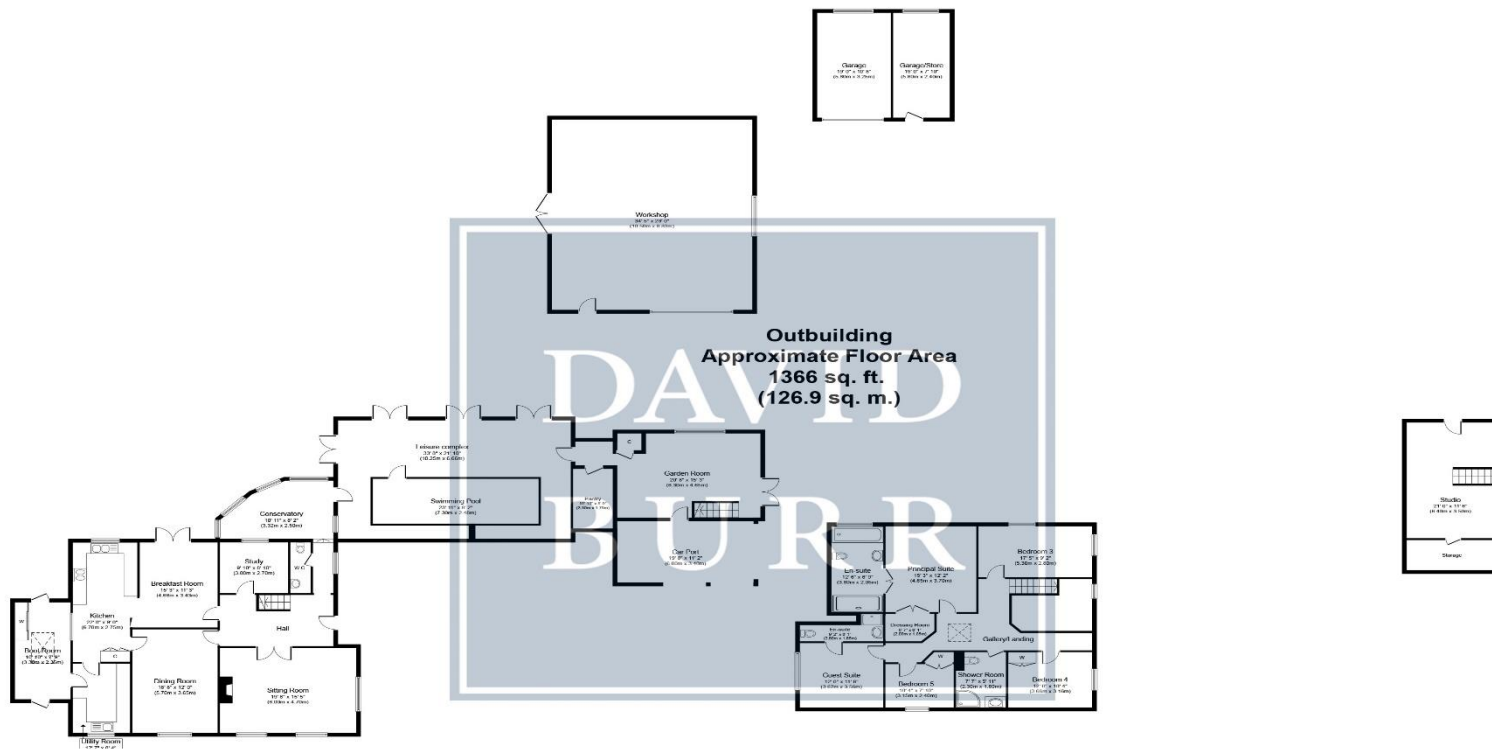
Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors' surgery and vets for everyday needs with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a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

The immaculately presented accommodation comprises of:

Sitting room	Dining room
Utility room	Boot room
Kitchen	Breakfast room
Study	Conservatory
Leisure complex	Swimming pool
Pantry	Garden room
Car port	Principal suite
Dressing room	Guest suite
Two ensuites	Three further bedrooms
Shower room	Studio
Storage	Garage
Garage/store	Workshop
Access	
Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 mins







Ground Floor
Approximate Floor Area
3,039 sq. ft.
(282.3 sq. m.)

First Floor
Approximate Floor Area
1649 sq. ft.
(153.2 sq. m.)

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 drainage.
- Oil fired heating to radiators. EPC rating: E. Council tax band: E
- Tenure: Freehold
- Broadband speed: up to 900Mbps (Ofcom).
- Mobile coverage: EE, O2 and 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

- Long Melford (01787) 883144
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- Bury St Edmunds (01284) 725525
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- London (020) 7390888
- Linton & Villages (01440) 784 346



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