

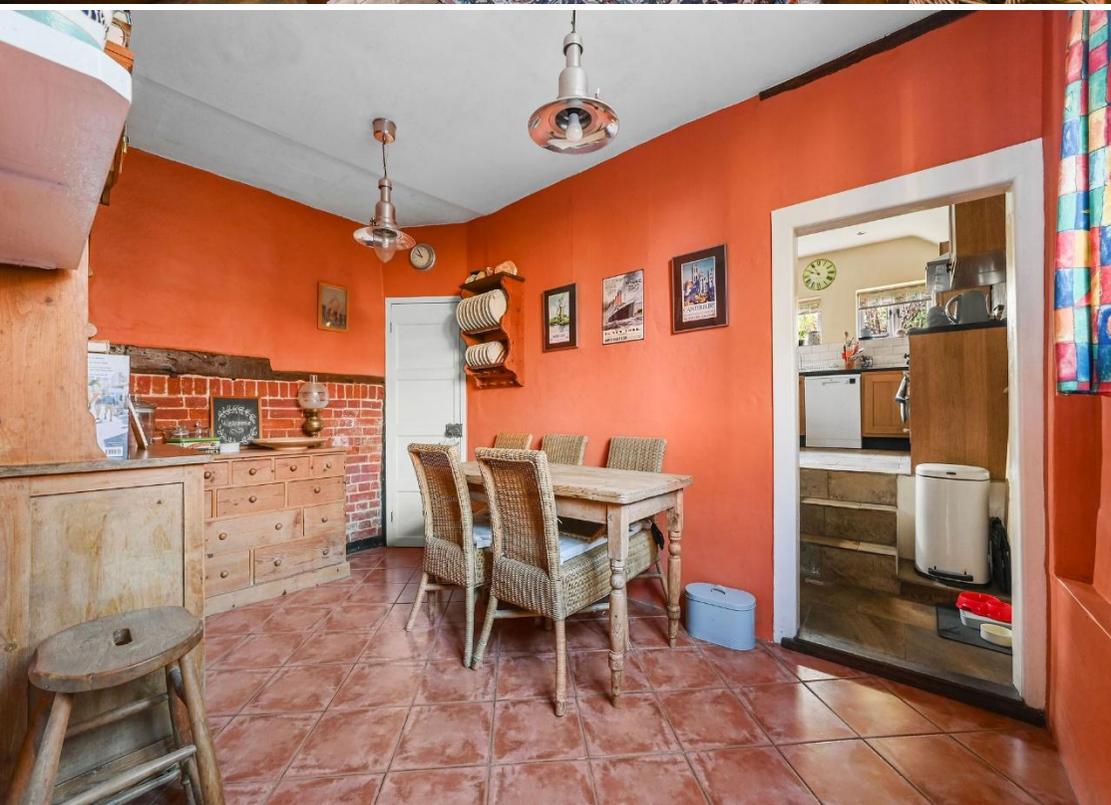


**WYNYATES, 33 SWAN STREET**

Sible Hedingham, CO9 3RE

**Guide price £535,000**

DAVID  
BURR



## Wynyates, 33 Swan Street, Sible Hedingham, Halstead, Essex, CO9 3RE

Wynyates is a substantial Grade II listed seventeenth century (or earlier) family house comprising of two storeys and attic rooms with a three window range fenestration, under a red plain tiled roof. This fascinating property features numerous exposed timbers to walls and ceilings and provides approximately 2300sqft of living accommodation which includes four reception rooms, and five double bedrooms. The private and established gardens are surprisingly well proportioned, extending to side and rear, they also provide safe and secure parking for several vehicles. Wynyates is located within a conservation zone and is ideally situated for access to local shops and other important amenities, being only a few minutes' walk from the village centre.

Solid timber door and side lights opening to very spacious reception hall which provides access to three of the reception rooms and a stair flight which ascends to the first floor level. The drawing room doorway is located to the left of the reception hall, and within this room there is a chimney breast recess alcove, window to front and steps up to the dining room. The dining room features a substantial brick fireplace with brick surround, timber bressummer, tiled hearth and inset solid fuel burner. There are French doors opening to the rear garden, a doorway through to the walk in larder (this has dual access from the Breakfast room), and a door returning to the hall.

To the right hand side of the reception hall is a step down to the sitting room. the focal point of which is an open fireplace. There is also exposed timber floor, window to front and opening to the breakfast room. Within the breakfast room is a cupboard fitted to former fireplace and there is a feature area of exposed brick, access to the walk in larder cupboard (see floorplan) and steps up leading to the kitchen area. The larder is a great space with shelves and lots of storage, within is also the Worcester gas boiler. The kitchen features a tiled floor area and fitted countertops with one and a half bowl sink, space for washing machine, dishwasher and tumble dryer. There are drawers and cupboards to floor level, matching wall units and larder style storage unit, windows to two elevations and a stable style door providing access to the rear garden.

Stairs ascend to the first floor landing and immediately from this landing space to the right hand side is a bedroom with storage cupboard and window to front. From this landing area there is then access to an inner landing which in turn provides access to two double bedrooms across the front of the house, one with a large walk in storage cupboard, and access to a spacious bath/shower room with roll top bath fitted with ball and claw feet, quadrant shower cubicle, handwash basin and low level WC. The inner landing also features two stair flights rising to the attic rooms. The further most stair flight via a door ascends to a room which is currently used for hobbies but could have a variety of potential uses. There is diminishing head height within this room and the stairs do turn onto the room at a point of reducing head height. There is a small doorway and step up and over into a very large third bedroom which features a window to the side. The second stair flight provides access to a large landing area which could in fact be used as a snug or study. This particular area is impressive with a vaulted ceiling and there is a door way through to bedroom four. This room features eaves storage cupboards and a general storage cupboard with window to the side.

### Outside

The rear garden is formed of two distinct garden areas commencing a concrete patio area and trodden pathways which spurs to the right and proceeds straight ahead to a large pond which extends from the centre more or less to the rear boundary of the property. There are lawned areas and a huge variety of trees and shrubs throughout the garden. To the left hand boundary there is an established brick wall with a rear boundary and right hand boundary formed of timber fencing. Within the garden there is a 'Y' shaped spur which is suitable for the parking of two or more vehicles and forming a turning point. Access to this is via the open carport which is positioned to the left of the house and features double doors to the front and is ideal additionally for storage.

There is also a large strip of garden to the side of the house which extends from the front to rear boundary, upon which there is located a timber shed and greenhouse. This particular area could lend itself to a significant amount of home grown produce being the size of a small allotment. The current owners have implemented a policy of re-wilding and all in all the plot measures approximately 0.17 of an acre. Land Registry; The Charges Register makes reference to covenants relating to structures, fence height and other associated matters applicable to the garden land owned by Wynyates which is located between Wynyates and No37.

The well presented accommodation comprises:

Five bedrooms	Kitchen
Sitting room	Large walk in larder
Drawing room	Carport
Dining room	Off road parking
Breakfast room	Secluded gardens

Approximately 0.17 of an acre plot (stls)

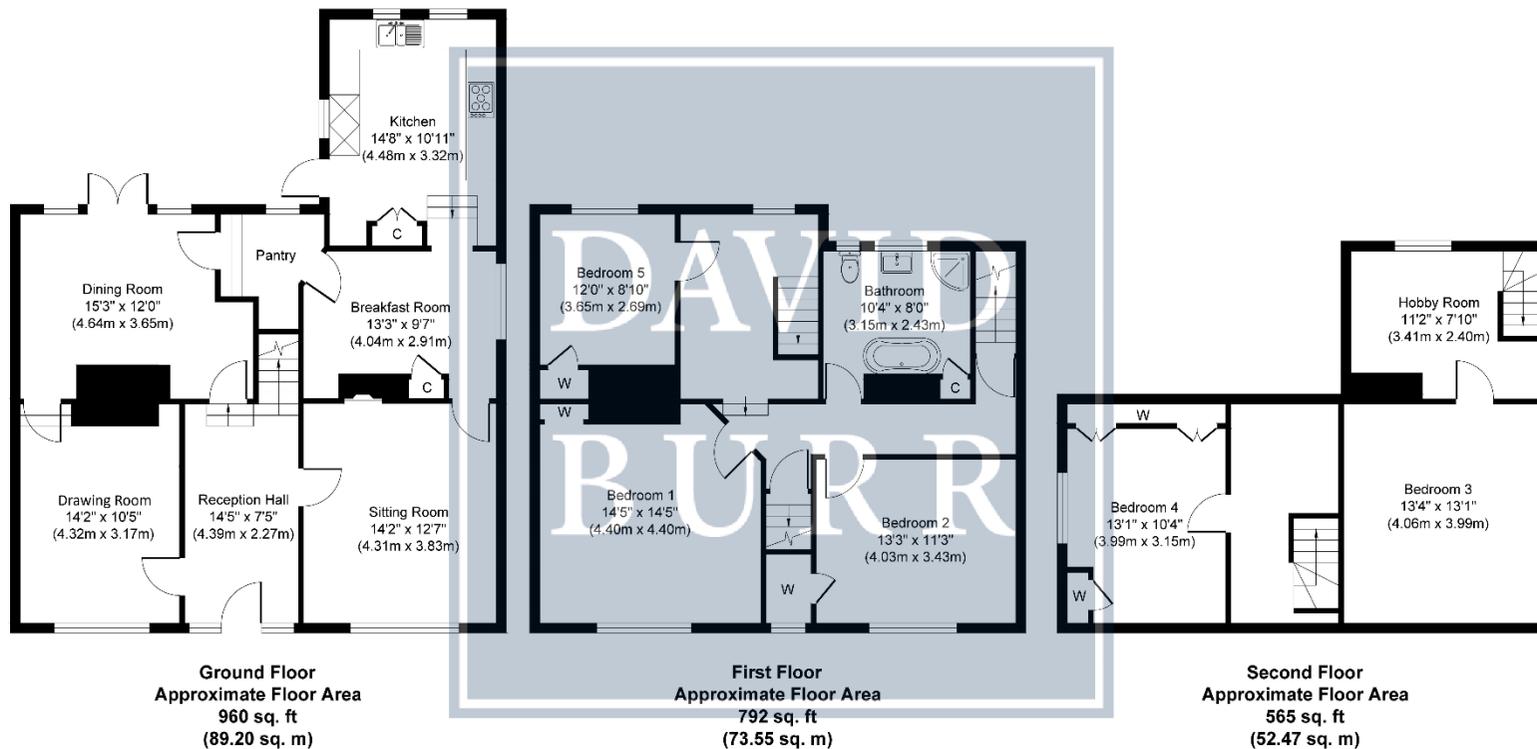
### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

Halstead 4 miles Braintree – Liverpool St 60 mins  
Braintree 8 miles Stansted approx. 30 mins  
Sudbury 8 miles M25 J27 approx. 50 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. 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

Gas fired heating to radiators. EPC rating: N/A Council tax band: F

Tenure: Freehold Listed ID: 1276594

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](http://DAVIDBURR.CO.UK)

### Contact details

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