

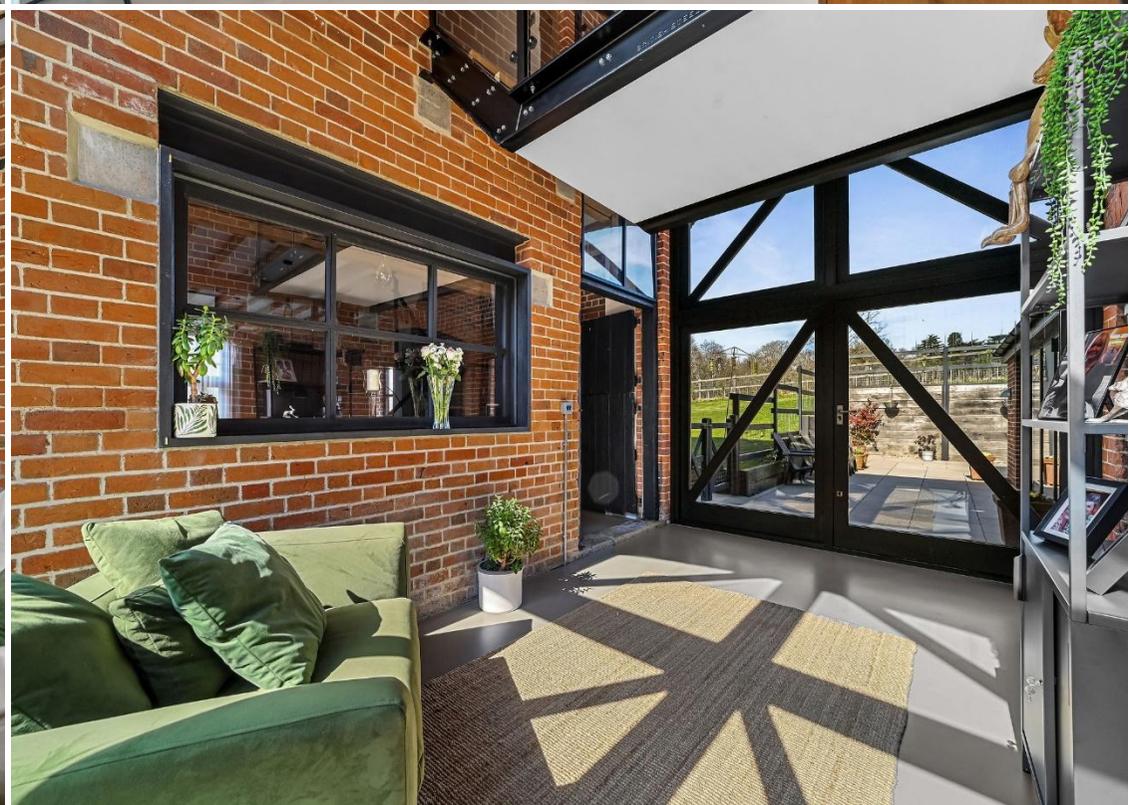


## THE OLD STABLE BARN

Tilbury Road, Great Yeldham, CO9 4JG

Guide price £900,000 to £910,000

DAVID  
BURR



## The Old Stable Barns, Tilbury Road, Great Yeldham, Essex, CO9 4JG

The Old Stable Barns is a stunning detached dwelling of approximately 2500 sqft,, sympathetically and imaginatively restored to an exceptionally high standard with some wonderful bespoke adaptations, high quality fittings and fastidious presentation throughout.

The program of renovation and extension has cumulatively produced a unique, fascinating and highly impressive family home which equally enjoys excellent parking facilities and flexible, very well proportioned out buildings. The property occupies a rural position on the periphery of Great Yeldham and is located adjacent to Brook Farm, from which it derives curtilage listing status. The plot provides recreational lawned spaces to the rear and sides of the building, and a private patio across the rear, which is similarly of high quality. There are also delightful views across neighbouring countryside, and towards Great Yeldham church.

A substantial stable style timber entrance door leads to the entrance hallway, within which there are very useful built in storage/cloaks cupboards, and doors to the cloakroom, inner hallway and kitchen. Open tread stairs in natural wood and steel with matching hand rail and glazed balustrade to the first floor principle bedroom.

The cloakroom features a high quality suite in white and bespoke furniture incorporating a wall hung WC., hand basin set upon a glass top and splashback supported by plinth with independent water spout and hot and cold levers. On entering the open plan kitchen and dining room, there is an immediate appreciation of the scale of this room with its vaulted ceiling and ridge top glazed roof lights, which add a particular architectural flair. For maximum light penetration there are wonderful five panel bi-folding doors and French doors with fixed glazed lights immediately over. The stylish kitchen fittings are in handleless white, with high quality solid counter tops and fluted drainer with spray head mixer tap, complimented by a substantial island formed or matching counter top and storage cupboards. Integrated appliances include a wine cooler and dishwasher. We understand that the electric AGA will remain, and there is also integrated space for a large side by side fridge/freezer.

From the hallway there is a ledged door to an inner lobby, which in turn provides access to the utility room, and a further ledged door to an area of multi purpose possibilities. The utility room contains the heating system including oil fired boiler, water cylinder, heating manifolds and water softener. Counter top and cupboards, space for washing appliances.

The enclosed area which links the two former barns is vaulted to ridge height and is a unique and fascinating space with substantial amounts of light flow, featuring the first floor landing walkway bridge, and huge timber and glazed doors either side, providing access if required to the front or rear garden. This area could be an office or similar. A ledged timber door further provides access to the enormous space which is the living room.

Within the living room there is a steel framed open timber tread returning stair flight ascending to the first floor level and vast amounts of room for an abundance of furniture. Borrowed light is gained from the adjacent room and there are windows to the south and north west.

### First floor

There are two glass and coated steel bespoke made stair flights with open oak treads that ascend to first floor level.

The main landing provides access to the guest bedroom, bedroom three and the family bathroom. There is also a substantial oak ledged door with steps down to the walkway bridge. The landing features oak floor covering and a vaulted ceiling with exposed timbers, brick work and small arched window over looking the rear garden. The guest bedroom also features the oak floor and is a light and spacious room with windows to three elevations. There is exposed brick work to three sides and vaulted ceiling with exposed timbers and very useful his and hers fitted wardrobe.

There is a further doorway through to the ensuite which features a contemporary three piece suite including a double sized shower cubicle, wall hung WC with concealed system and hand wash basin set on glass top with storage shelving and window over looking the rear garden. The ensuite also has a continuation of the oak flooring. The third bedroom features exposed brickwork and vaulted ceiling with two arched windows and feature glazing providing borrowed light.

The family bathroom is beautifully appointed with free standing contemporary style bath and fixed spout with hot and cold leavers. There is a handwash basin with spout and hot and cold leavers and wall hung WC with concealed system. The oak floor continues throughout this room, there is a heated towel rail and window to rear and borrowed light from the central linking area. this room also has a vaulted ceiling. From the landing there are two steps down to the walkway bridge which has been bespoke made in steel with glazed insets forming the balustrade and oak floor, door to the principal bedroom suite. This room is of superb size and particularly impressive feature of the building with a superb vaulted ceiling and exposed timbers including ties and rafters. There is exposed brick to four sides and a continuation of the high quality oak flooring.

A stair flight partially concealed by a canopy leads to the ground floor level and there is a window to the front elevation. Within the principal bedroom there is a glaze partition and matching door is smoked glass leading to a delightful ensuite comprises of contemporary white three piece suite including double sized shower cubicle, handwash basin set to glazed top with spout and hot and cold mixer leavers, there is also a wall hung WC with concealed system. The room features a continuation of the oak floor, heated towel rail and vaulted ceiling.

### Exterior

The barn is approached via a stone covered driveway which opens out to the black weather boarded storage barn and the main building itself.

The storage barn is cavernous in size and is internally sub-divided into a garage with independent power supply. There is hay loft storage and a rear door to the garden. A block drive in mellow pavours leads past the 1400ltr oil storage tank and to the detached garage. This building is set on a brick plinth with double doors and is of timber framed and weather boarded construction with power supply and lighting, a rear stable style door and excellent storage capabilities within the boarded loft (5.7m x 2.7m). External power supply.

Extending around the perimeter of the building is a high quality patio laid to porcelain tiles which is retained by low level and stepped timber sleeper style walls which retain lawned areas surrounding the property to three sides. In turn the lawns are retained the boundaries by post and rail fencing. The gardens abut grazing land which extend for some distance, and are scenically delightful, offering views of the church, to the west within Great Yeldham.

The well presented accommodation comprises:

- |  |  |
|--|--|
| Principal bedroom suite  | Guest bedroom suite                            |
| Family bathroom  | Wonderful landing with feature internal bridge |
| Entrance hall and large cloakroom  | Exceptional Kitchen/dining/living room         |
| Office   | Detached pitched roof garage                   |
| Large adjacent outbuilding with huge potential and storage possibilities |  |
| 0.35 of an acre plot   |  |

#### Agents note;

The attention to detail throughout the building and externally, is quite apparent. Our client has subtly amplified the Victorian agricultural feel by using galvanised electrical conduits for lighting, switches and outlets, which blend beautifully with the amazing brickwork throughout the building. Natural timber can be found in so much detail and there is imaginative use of borrowed light. Some period braced solid timber internal doors are still extant and there are beautiful vaulted ceilings with exposed rafters, ties and purlins. High quality floor coverings abound the property to ground and first floors.

We understand that The Old Stable Barns has an oak tree which has a tree preservation order.

#### Location

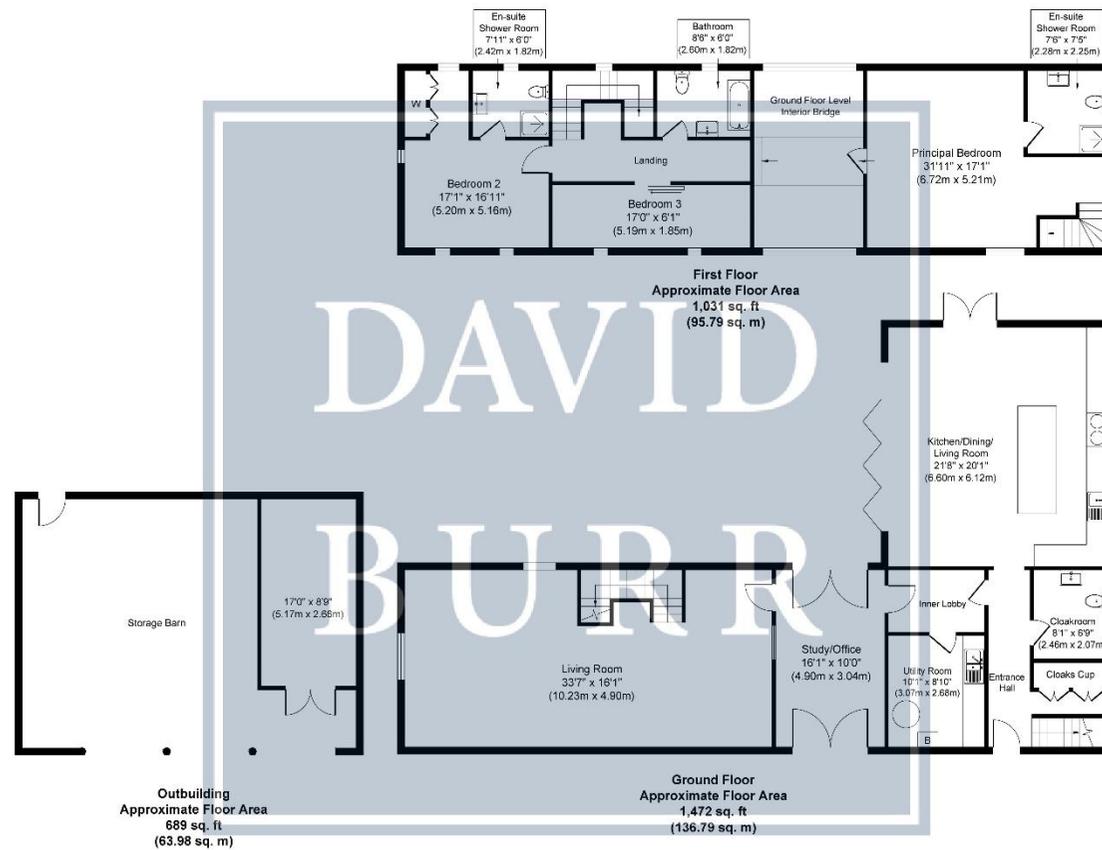
Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

#### Access

- |                    |                                |
|--------------------|--------------------------------|
| Halstead 5 miles   | Braintree-Liverpool St 60 mins |
| Sudbury 6 miles    | Cambridge 28 miles             |
| Braintree 10 miles | Stansted approx. 30 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

Oil fired heating to radiators. EPC rating: N/A Council tax band: G

Tenure: Freehold Listed ID: 1337998

Broadband speed: up to 44 Mbps (Ofcom).

Mobile coverage: EE, O2, 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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**DAVID  
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