



Clarkes Farm

Pebmarsh Road, Twinstead, Sudbury, CO10 7ND

FINE & COUNTRY













PROPERTY DESCRIPTION

Farmhouse

Viewing is highly recommended for this high specification Farmhouse. Located deep in the beautiful Essex countryside, but within short driving distance of the bustling market towns of Sudbury and Halstead, this attractive, early 16thC farmhouse and equestrian property, is presented in immaculate condition. Set in the sought-after village of Twinstead, on seven and a half plus acres (sts) of grounds and paddocks, this charming four-bedroom family home has been sympathetically refurbished throughout, whilst retaining a wealth of original features, including exposed beams and a delightful inglenook fireplace.

Set back from a quiet country lane, the approach to the property is via a drive in/drive out driveway, with ample parking for a number of vehicles, including a double cartlodge.

On entering the front vestibule, oak flooring has been laid throughout the property, enhancing the welcoming atmosphere and cohesive flow of the farmhouse. To the right is a generous double aspect reception room with exposed beams and a large inglenook fireplace with a gas fired stove, which leads onto the cosy snug with views and access to the rear garden. To the left is the bright and spacious sitting room with glass French doors opening onto the sunny rear terrace.

Leading from the sitting room is a family dining room with views across the front lawn. Further access to the kitchen and large double doors leading into a beautifully equipped office with custom made oak cabinetry and bookshelves.

Moving from the dining room towards the rear, and heart of the home, lies the fantastic modern country kitchen with large central island and breakfast bar. With custom built, shaker style cabinets, a travertine floor, granite worksurfaces, dual fuel range cooker, built-in appliances and endless storage, this kitchen has been designed with family life and entertaining in mind. Glass French doors once again lead out to a seating area on the terrace and the well-maintained grounds. Adjacent to the kitchen is a well-equipped utility room and guest cloakroom, with access from the cartlodge and to the garden; ideal for storing coats and muddy boots.

Ascending the solid oak staircase to the first floor, the oak flooring continues from the spacious landing into the four double bedrooms. All the bedrooms are well proportioned with fitted wardrobes and windows overlooking different aspects of the front and rear gardens, and the countryside beyond. The principal suite benefits from an en-suite bathroom and dressing area. The remaining rooms are serviced by a large family bathroom, complete with separate walk-in shower.

Grounds

Set in extensive and beautifully well-kept grounds, the front of the property is laid to lawn and enclosed by picket fencing with mature planting and trees. Access to the rear is via handcrafted oak double gates which lead through to a beautifully landscaped and private, south-west facing garden, complete with various seating and entertainment areas, summer house equipped with power, ethernet and WIFI which could be used as a home office and a heated swimming pool complete with picturesque, thatched pool house.

Equestrian Facilities

Benefitting from two separate stable blocks. Located to the rear of the house, at the end of the garden, are four stables with a tack room and storage area which are accessed by a separate private driveway, large enough to accommodate horse box access. Set on concrete hard standing, the yard is equipped with lighting, power and water, and all the stables are laid with rubber matting. This yard overlooks the post and railed, silica sand and combi-ride ménage (40mx20m) complete with dressage mirrors.

The second stable block is located directly opposite the house and surrounded by seven acres (STS) of paddocks. The yard comprises three rubber matted stables and a large hay storage barn and tack room. Again, separate metered power and water supply are connected to the latter running both the yard and the paddocks. These facilities also offer the potential of generating income, please contact the agent for further details.







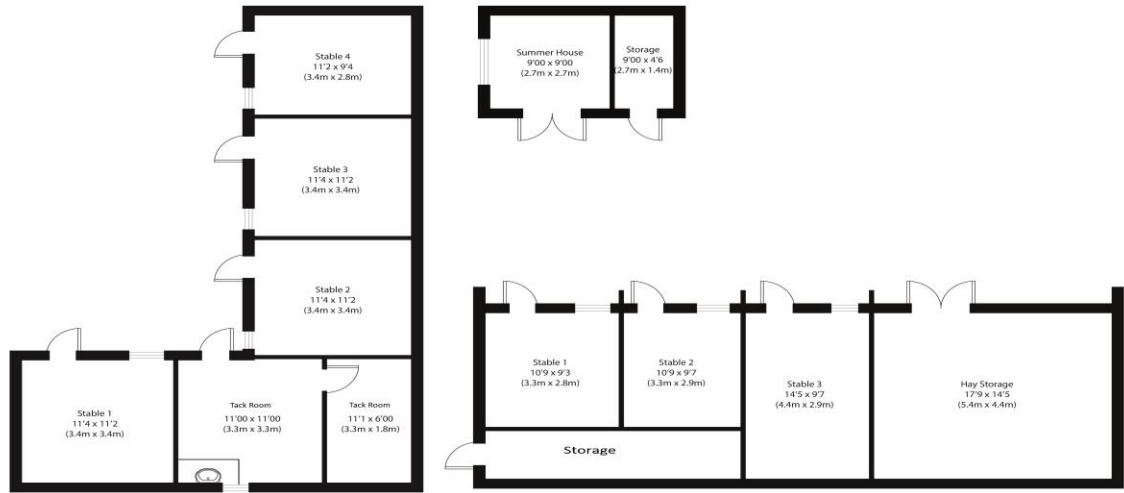








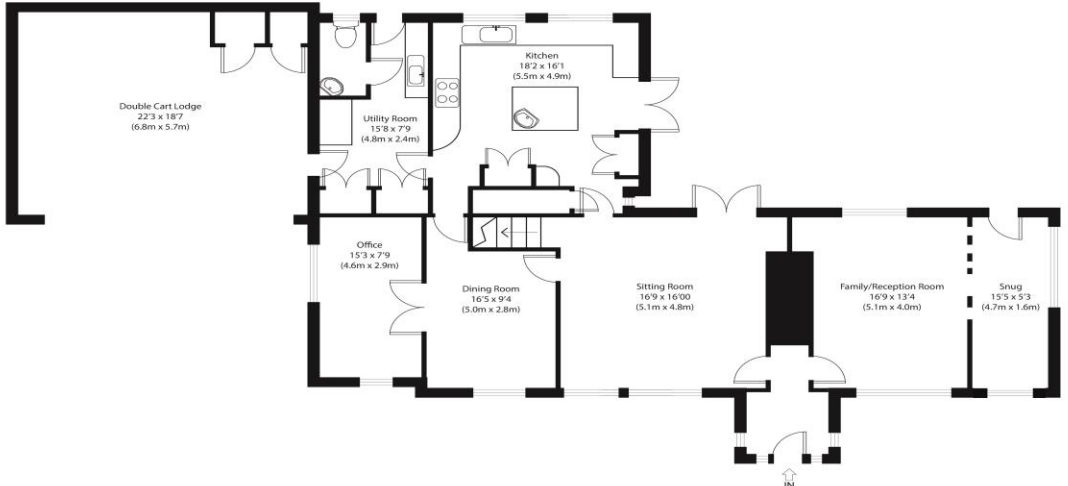




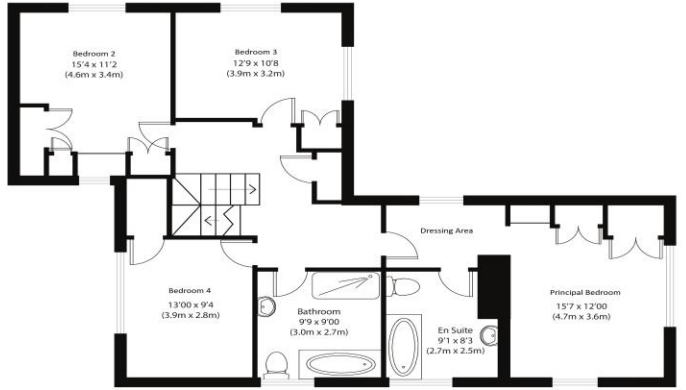
Approximate Gross Internal Area
 Main House 2800 sq ft (260 sq m)
 Outbuildings 1480 sq ft (138 sq m)
 Total 4280 sq ft (398 sq m)

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.ijphoto.co.uk

FINE & COUNTRY



Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed

