



OLD HALL HOUSE, HIGH STREET

Great Yeldham, Halstead.

Guide Price £650,000

DAVID
BURR

Old Hall House, High Street, Great Yeldham, Halstead, CO9 4EU.

The Old Hall House is situated in the centre of this popular village which has a wide range of amenities which can be easily accessed on foot. The property is believed to date from the 14th century and displays many fine original architectural features which include a carved crown post, chamfered beams, mullion window and impressive fireplaces. The accommodation is of a versatile and practical nature and is well suited to a variety of modern lifestyles.

An impressive oak door opens to a practical lobby which has a brick floor, beams to the walls and ceiling and a panel door to the principal reception room. This as a magnificent room with impressive ceiling heights and has a large inglenook fireplace which provides a focal point, with a wood burning stove on a brick hearth. There are windows to the front elevation and two service doors with arched heads lead to the kitchen. There is a charming staircase rising to the first-floor landing and an ornate door with latticed glazing to the garden. The family room provides cosy informal entertaining space and has an attractive fireplace with a curved brick face, a mullion window, beams to the wall and ceiling and a view to the front.

There is a useful study which is accessed via a wide oak board door and steps down into the room. It has a vaulted ceiling, a fireplace with a curved brick lintel, a triple aspect and beams to the walls. The kitchen/breakfast room forms the heart of the house and can be accessed via the two aforementioned service doors. It has a tiled floor and is fitted with a range of floor and wall mounted units with solid oak doors. There are a range of built in appliances to include a dishwasher, fridge, oven, grill and hob with an extractor above. The room has a dual aspect with views to the garden and an impressive oak frame on display.

There is a practical rear hall with a tiled floor and storage cupboard adjacent to which is a cloakroom, also with a tiled floor and a matching suite. Steps down lead to a useful utility/boot room with a range of built in cupboards and plumbing for a washing machine, and there is an oak door leading to the courtyard.

The first floor is equally charming and impressive and is accessed via two separate staircases. The second stair has a Velux window above and attractive exposed red brick work to the side. The first staircase rises to an attractive landing with a vaulted ceiling and exposed beams to include a king post on display with stained glass detailing above.

The principal bedroom is situated to the front elevation and also has a fully vaulted ceiling with a fine oak frame on display, a fireplace with an oak lintel above, a view to the front, and a range of built in wardrobes. Adjacent to this is an equally impressive bedroom with a vaulted ceiling, fireplace and built in wardrobe. There is a charming double door beneath a beautiful time beam with braces and crown post above which can access the fourth bedroom. These two bedrooms are served by a well-appointed shower room which has a vaulted ceiling, a sink in a tiled vanity unit, matching WC and enclosed shower cubicle.

The aforementioned second staircase leads to a landing from which the third and fourth bedroom are approached, along with an impressive family bathroom. The third bedroom is generously proportioned and has a vaulted ceiling, attractive cast iron fireplace and a king post on display. Across the hall is the four bedroom which has the beautiful carved crown post on display with stained glass detailing above, a wardrobe and mezzanine storage. These two bedrooms are served by a spacious family bathroom which has an oval ended bath in a tiled surround with a shower above, a matching sink and WC, and a linen cupboard.

The house is approached via a gravel drive which provides extensive parking and in turn leads to the double cart lodge with workshop area inside. It is flanked by a mellow red brick wall and neatly clipped hedge, with topiary shrubs bordering a path leading to the front door which has an oak porch set on brick piers.

An ornate arch topped iron gate leads to a delightful walled courtyard which has expanses of lawn, a feature well, and a semi-circular raised terrace which is ideal for entertaining and accessed from the kitchen. Two further iron gates access the rear garden which provides a high degree of privacy and has large expanses of lawn flanked by well stocked herbaceous and shrub borders. There are a number of specimen trees to include a yew, and fruit trees, and there is a summer house in the corner of the garden which is placed to take advantage of the afternoon and evening sunshine with an adjacent terrace.

The property comprises of:

Sitting/dining room	Kitchen/breakfast room
Dining area	Study
Four bedrooms	Shower room
Bathroom	Garage

Location

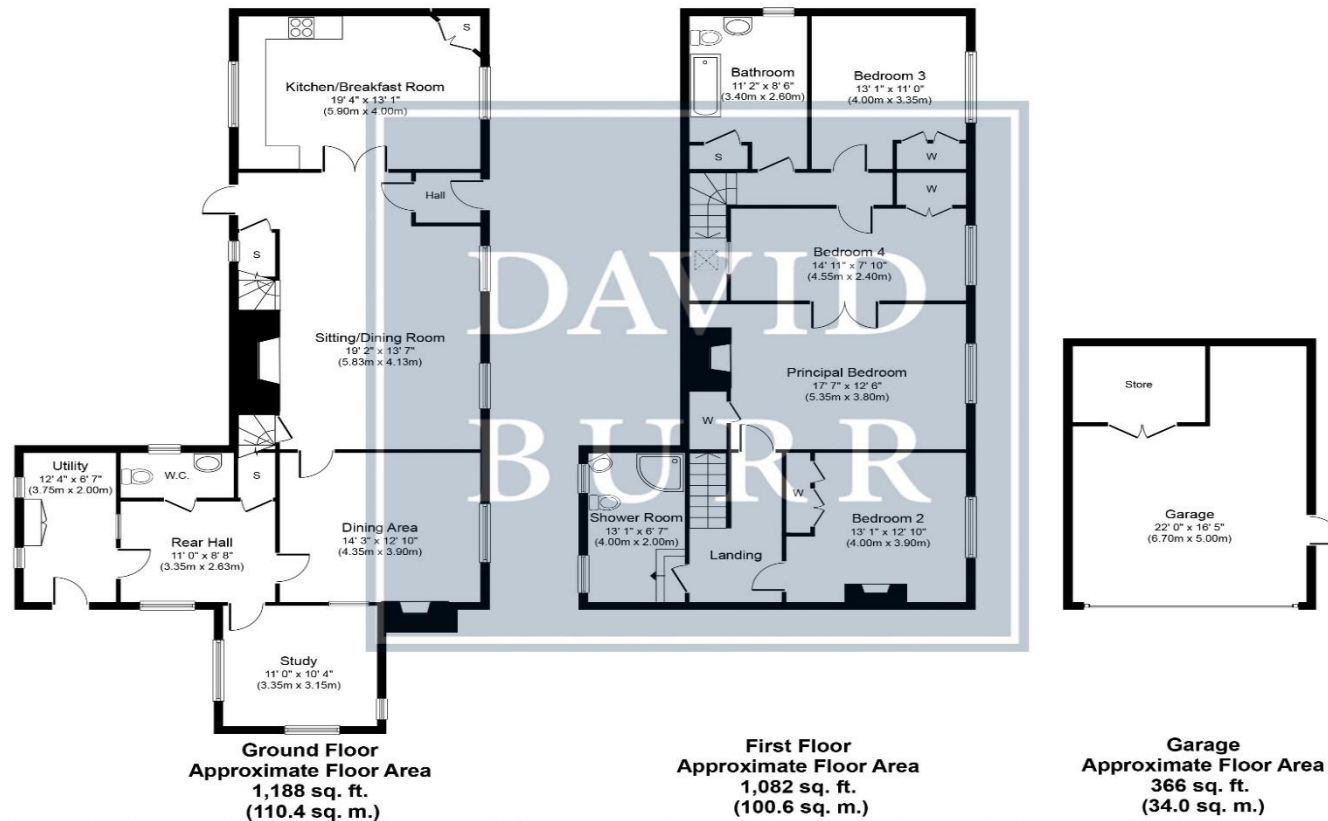
Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

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. Tenure: Freehold.

Oil fired heating to radiators.

EPC rating: This property is EPC exempt. Council tax band: G.

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone (Ofcom).

Listed ID: 1317520

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.

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