



MAGNOLIA HOUSE

Pebmarsh, CO9 2PB

Guide Price £1,350,000

DAVID
BURR



Magnolia House, Pebmarsh, Essex, CO9 2PB

A charming Regency farmhouse with an attractive gault brick facade situated in a glorious position on the periphery of this popular and sought after village. The property offers a truly unique opportunity for any purchaser as we believe this is the first time the property has been on the open market for over one hundred years.

A four panelled glazed door leads to the impressive reception hall which has attractive parquet flooring and a range of cupboards beneath the stairs, which have the original pine handrails and balustrades, and rise to an impressive galleried landing. From the reception hall, the drawing room can be accessed which is a beautiful room and distinctly segregated, with a large 20 pane sash window to the front elevation, moulded skirting boards, dado rail and a detailed Adam style carved fire surround. An arch then leads to the rear of the drawing room which has a beautiful carved Georgian corner cupboard with fluted columns and arch top and a matching recessed book case. French doors lead to a beautiful terrace making the room ideal for entertaining. A further panelled door to the rear of the drawing room leads to the rear lobby. Situated to the front of the property and on the south side is a cosy family room which has a 20 pane sash window to the front elevation and a French door leading to the south facing court yard, which is also accessed from the garden room. There is attractive moulding and cornicing to the ceilings and a carved marble fire surround with inset wood burner on a brick hearth.

The kitchen/breakfast room is situated in the centre of the property to the rear elevation and has a two oven Aga which provides a focal point set within a large red brick chimney breast. There are a range of floor and wall mounted painted units with oak work surfaces, a one and a half bowl sink, and a window giving views to the rear. An arch opens to a practical and cosy breakfast room which has a four panelled door leading to a walk in pantry and twin French doors to the attractive garden room. This room provides the perfect informal entertaining space and has a tiled floor and French doors leading to a walled court yard which is positioned to take advantage of the afternoon and evening sun.

Beyond the kitchen breakfast room is a useful rear hall which gives access to the drawing room and a well-appointed cloakroom with a brick floor, vanity unit and matching WC. Beyond this is a useful games room/studio which has a part vaulted ceiling and views to the court yard at the rear of the property and a beam to the ceiling. A panelled door leads to a further rear hall which houses the boiler and provides useful boot and coat storage space with a door leading to the outside.

Adjacent to this is a useful study/office which has a part vaulted ceiling and views to the courtyard which is accessed from the drawing room.

The first floor is equally charming and has a wonderful galleried landing with a sash window to the front elevation giving views over the front courtyard and countryside beyond and there is an attractive arch feature to the rear supported on circular columns. The principal bedroom is situated to the south elevation with views to the front afforded by a sash window and there is a useful built in wardrobe and a panelled door accessing a spacious ensuite shower room with a vanity unit, walk in shower cubicle and matching WC. The guest suite benefits from a dual aspect over looking the walled garden and front courtyard and has a range of bespoke wardrobes with a central dressing table, a four panelled door accesses an en-suite cloak room with a vanity unit and tiled splash back and a matching WC. There are two further bedrooms, both situated to the rear of the property, one with views to the walled garden and the other with views to the rear courtyard and grounds beyond. To the rear of the property is a well-appointed family bathroom which has a vanity unit with cupboards beneath flanked by further storage and a closed coupled WC and a matching white bath and a panelled door leading to a further storage cupboard. Adjacent to this is a large walk-in linen cupboard which houses the hot water cylinder.

Outside

The property is approached by an extensive gravel drive which leads to a beautiful dwarf white brick wall with attractive cast iron railings above, within which is a landscaped gravelled garden with lavender and rose beds and a gate giving access with a path leading to the front door. To the right of this walled courtyard is an arched gate through to the walled garden and to the left a further gate leading to a walled court yard. The drive extends around the south of the property to the rear and in turn gives access to a variety of useful and practical outbuildings.

The focal point of the garden is a beautiful walled area to the east which can be accessed by French doors from the drawing room which immediately leads to a terraced area with a pergola over which trails a magnificent wisteria. Adjacent to this are raised beds with a variety of shrub borders. The walled garden is an absolute delight and was formally a lawned tennis court and has a variety of climbers and pleached trees to the side which provide interest and colour



throughout the year. To the western end is a formal garden with clipped box hedge and geometrically shaped borders within which are a fast variety of roses, and various perennial plants.

There is a beautiful walled courtyard which can be accessed from the garden room via French doors which provides a superb private entertaining area and has a number of trees to include silver birch under which are established herbaceous borders with a variety of herbs and evergreen shrubs providing year-round colour. The centre piece is a neatly arranged clipped box hedge within which are two bay trees. The walled court yard also gives access to the rear of the principal house.

To the rear of the principal dwelling and the outbuildings are large expanses of lawn interspersed with a variety of native trees to include walnut, ash, oak and chestnut. To the rear of the stable block is a beautiful formal vegetable garden which is surrounded by mature beech hedging and has geometrically arranged raise beds with a native tree providing a focal point. Beyond this are further expanses of lawn, a fruit cage and second vegetable garden. To the westerly boundary is an attractive natural pond which provides a focal point beyond which is a circular arrangement of silver birch trees.

In all about 6.37 acres (sts).

The accommodation comprises:

Reception hall	Principal bedroom
Drawing room	Three further bedrooms
Sitting room	Family bathroom
Family room	Range of traditional barns
Breakfast room	Walled formal garden
Study/office	Paddocks
Aga kitchen	Pond
Garden room	NO ONWARD CHAIN

Location

Pebmarsh is a highly regarded village with a church, public house, Courtyard stores and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.

Access

Halstead 4 miles Bures (railway station) 4 miles

Sudbury 6 miles Stansted airport 28 miles

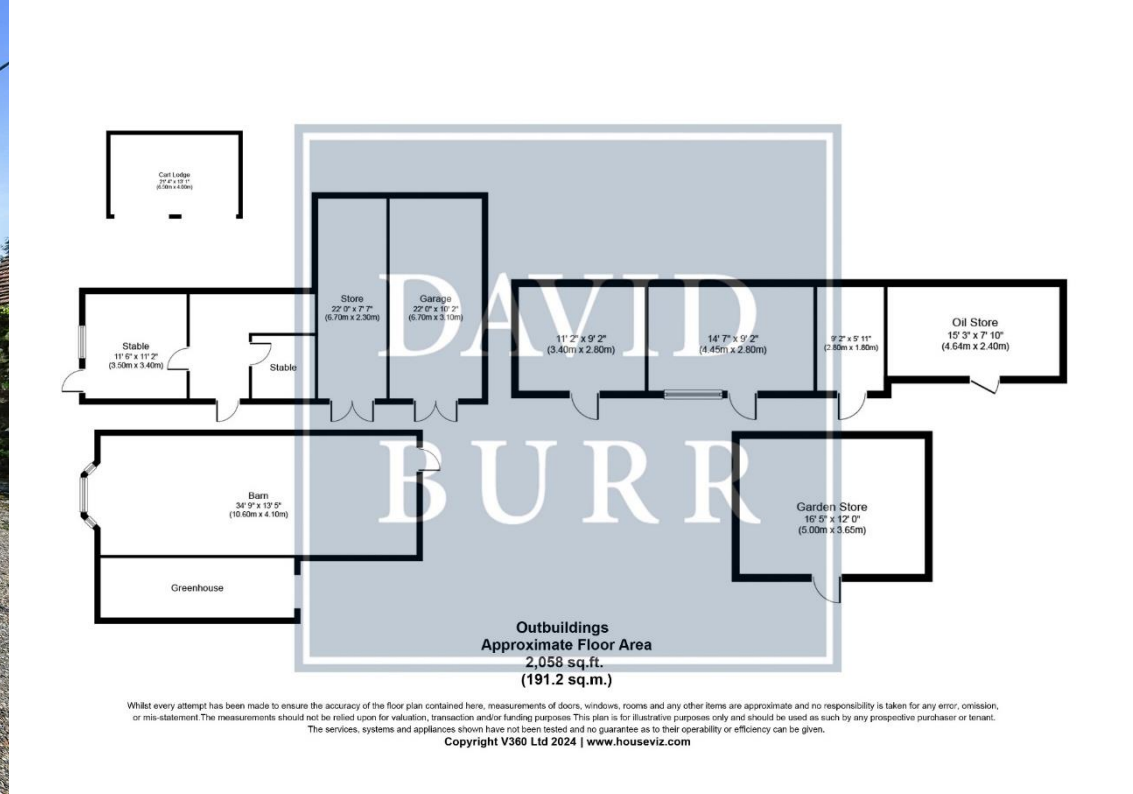
Agents notes:

Listed building ID number 1122824.

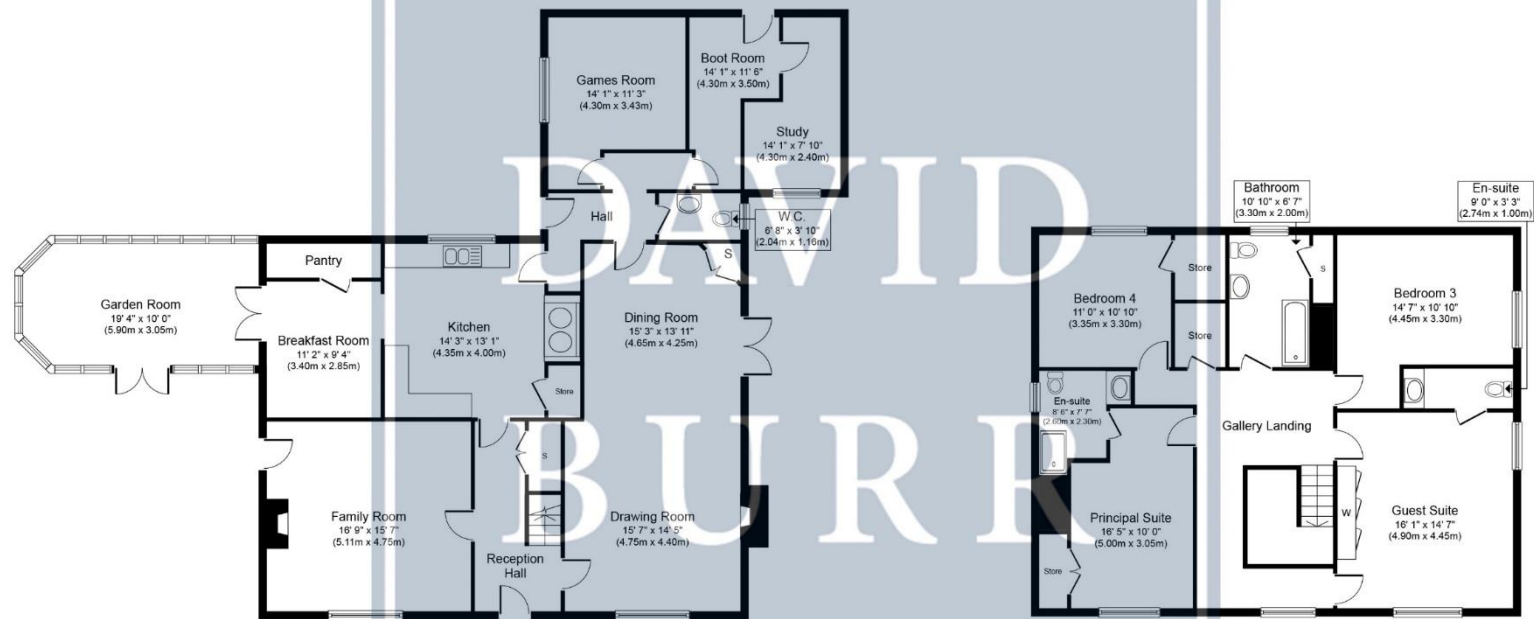
There is a public footpath that runs on the edge of the property on the south west side of the paddocks.

One of the barn roofs contains asbestos.





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.
 Copyright V360 Ltd 2024 | www.houseviz.com



Ground Floor
Approximate Floor Area
1,783 sq. ft.
(165.6 sq. m.)

First Floor
Approximate Floor Area
1,192 sq. ft.
(110.8 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Additional information

Services: Main water, electricity and private drainage.

Oil fired heating to radiators. Council tax band: G EPC: Not required.

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone, outside only (Ofcom).

List Entry Number: 1122824

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

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**