



DAVID
BURR

HORSEPITS FARM,
WEST BERGHOLT, ESSEX



HORSEPITS FARM

West Bergholt, Essex

A striking five-bedroom Grade II* listed property with self-contained converted barn and separate ancillary building, set within eight-acre grounds.



Colchester North Station 3 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Marks Tey station 5 miles. Stansted Airport approximately 45-minute drive.

- One of the finest timber framed country homes within North Essex
- A five-bedroom, five-reception room property adorned with historic hallmarks and features
- 5,575 sq ft of accommodation to the principal farmhouse
- Grade II* listed in being of special historic interest, understood to date from the 16th Century or earlier with east and west cross wings in addition to a single continuous jetty
- A contemporary extension including a vaulted granite topped AGA kitchen/breakfast room
- Ideally suited for multigenerational living with scope for a long-term commercial interest via long-term lettings/holiday cottage (subject to planning consents)
- Triple garage with ample private parking area
- Hard surface tennis court with fenced border
- Private gardens with a wealth of exposed trees, hedge line border and total grounds of approximately 8 acres
- A versatile range of ancillary/external stores
- Enjoying an idyllic setting, encompassing some of the finest views across the Colne Valley
- Detached high-specification barn conversion (registered on separate title)
- Ancillary building

SITUATION

Horsepits Farm enjoys an outstanding rural setting within the Colne Valley, enjoying far reaching views across meadow land, and farmland and with the eight-acre grounds abutting the banks of the River Colne. Tucked away in a rural location, approached via a long private driveway, off Cook's Hall Road but conveniently located for the many amenities of West Bergholt including Heathlands Primary School, East of England Co-op, GPs surgery and The Queens Head Public House. Ideally placed for commuting with the A12 trunk road three miles distant, Colchester North Station three miles and Stanstead approximately 45-minute drive. Local independent schools include Holmwood House, less than two miles distant and Littlegarth Preparatory School five miles distant.

DESCRIPTION

Approached via a private driveway, discretely nestled within the much sought-after North Essex village of West Bergholt. An imposing, jettied Grade II* listed timber framed residence of exceptional standing, offering an accommodation schedule of approximately 5,575 sq ft enjoying an idyllic south-facing front aspect across established gardens, meadowland and across the River Colne. Combining some particularly fine period features including a wealth of chamfered timbers and studwork, inglenook fireplaces, nine-foot ceiling heights and beautifully proportioned reception space throughout. Offering a setting on the edge of the Colne Valley that is largely unrivalled within the locality, the property is arranged via five ground-floor reception rooms and has been further enhanced by a contemporary extension in the form of a vaulted, brick built AGA kitchen/breakfast room with granite preparation surfaces, double-glazed oak windows and afforded a triple aspect with French windows to both front and rear elevations. Maintained to an excellent standard over a number of years this grand country home is further enhanced by a triple garage, ample private parking area, versatile outbuilding currently utilised as a substantial external store and ornate, well-screened gardens with a total plot size of approximately eight acres.

A high-specification, detached barn conversion of approximately 1,375 sq ft, with air-source heat pump, underfloor heating to the ground-floor, a significant open plan ground-floor aspect comprising a sitting/dining room and kitchen/breakfast room of approximately 530sq ft and 445 sq ft respectively, set beneath a 21-foot vaulted roofline and wealth of oak timberwork. There is a ground-floor cloakroom with WC and basin. A first-floor bedroom benefits from a shower room. An Indian sandstone terrace accessed directly from oak framed double doors with glazed panel surround from the sitting/dining room, private, partly walled gardens with pond, willow tree and further gardens enjoying river frontage onto the banks of the River Colne. Breath-taking views across the Colne Valley and ancillary building previously understood to be the old dairy to the farmhouse with footbridge to rear. Of brick construction set beneath a clay tiled roofline and fuelled by an air-source heat pump providing underfloor heating to the ground-floor.

POSTCODE: CO6 3EX

IMPORTANT AGENTS NOTE:

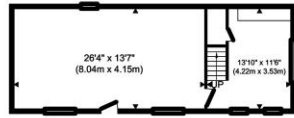
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222)

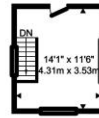
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water and electricity are connected. Private drainage. Oil-fired heating. Air-source heat pump to the barn and dairy **NOTE:** None of these services have been tested by the agent.

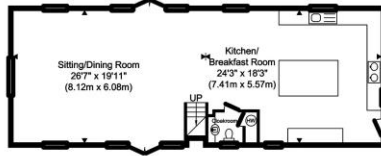




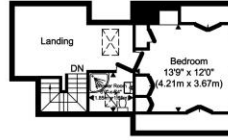
Ancillary Building Ground Floor
Approximate Floor Area
530.01 sq. ft.
(49.24 sq. m)



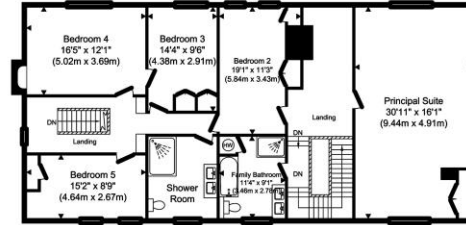
Ancillary Building First Floor
Approximate Floor Area
160.27 sq. ft.
(14.89 sq. m)



Barn Ground Floor
Approximate Floor Area
927.95 sq. ft.
(86.21 sq. m)



Barn First Floor
Approximate Floor Area
448.74 sq. ft.
(41.69 sq. m)



First Floor
Approximate Floor Area
1809.95 sq. ft.
(168.15 sq. m)



Ground Floor
Approximate Floor Area
3764.67 sq. ft.
(349.75 sq. m)

TOTAL APPROX. FLOOR AREA 7641.62 SQ.FT. (709.93 SQ.M.)

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Offices at:

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