



## TWEED COTTAGE

Great Yeldham, Halstead

Guide £750,000

DAVID  
BURR



Tweed Cottage, Tilbury Road, Great Yeldham, Halstead, Essex. CO9 4JG.

Tweed cottage is a charming listed period property, formerly part of the impressive Spencer's estate, which was home to the late Lord and Lady Butler. The property enjoys a discreet location on the periphery of this popular village offering characterful and practical family accommodation, all set within beautiful mature grounds.

A solid oak door enters the charming reception hall which has part vaulted ceilings, arch topped oak windows, herringbone brick flooring and views to the grounds and river beyond. A square arch opens to the kitchen/breakfast room which has an Aga set within a tiled recess, a range of oak units, an island unit and a porcelain sink. Attractive open studwork leads to the stairwell and brick steps access the dining room.

The dining room is charming and has beams to the wall and ceiling, a brick floor, views to the garden and an open fire flanked by a large cupboard. Steps then rise to the sitting room which has French doors to the garden, an attractive bay window to the front, beams to the wall and ceiling, and a red brick fire with a wood burner and bressummer beam above. The study/fourth bedroom can be accessed via the kitchen and offers useful quiet space, and has a large storage cupboard.

The remainder of the ground floor comprises a large summer kitchen/utility room which is extensively fitted, has a row of wall to ceiling cupboards, plumbing for a washing machine, stainless steel sink and oak effect flooring. Beyond this is a useful boot room which has a door to the garden, a Belfast sink, tiled floor, a cloakroom and a shower.

The first floor is equally charming, with a large landing which has exposed beams and views to the garden. The principal bedroom is especially impressive and has a part vaulted ceiling and views to the pool and terrace, directly adjacent is a large dressing room with a range of bespoke wardrobes.

There are two further generously proportioned bedrooms, both of which have exposed beams to the walls and ceiling, one a well-appointed en-suite shower room, the other with a vanity unit, and both have fitted wardrobes. These bedrooms are both served by a recently refurbished bathroom which has a shower over the bath, a rectangular sink on a vanity unit, matching WC and a linen cupboard.

#### Outside

The property is approached via twin gates and a picket fence, beyond which are attractive dwarf red brick walls with lighting. An extensive parking area leads to a detached double cart lodge and wood store, adjacent to this is a shaped raised brick border which is extensively stocked with a range of shrubs and plants to provide year-round colour. A side gate affords access to the rear garden by the cart lodge.

The rear garden is a true delight and provides complete privacy with mature boundaries on all sides, and rolls down to the river on the westerly aspect which provides a beautiful back drop. There is an abundance of mature specimen trees throughout which include ash, horse chestnut and a monkey puzzle tree. Large expanses of lawn are interspersed with well-stocked herbaceous borders and areas of spring bulbs which provide colour and focal points. There are two-foot bridges over the stream which lead to a meadow which has neatly clipped box hedgerows. There is a substantial outbuilding which has power and light and provides useful storage.

The stunning pool area is situated behind the house and is partly walled with raised brick planters, which have a variety of plants and an impressive climbing rose. There is a substantial terrace around the swimming pool, and a summer house which has a westerly outlook.

In all about 1.36 acres (sts).



The well-presented accommodation comprises:

Reception hall	3 Further bedrooms
Sitting room	En-suite shower room
Dining room	Family bathroom
Study/bedroom 4	Detached double cart lodge
Aga Kitchen	Storage/workshop
Summer kitchen	Exceptional garden
Cloak/shower room	Heated swimming pool
Split level landing	Discreet location

**Agents notes:**

High speed fibre broad band is connected to the property. A new thatch was completed in November 2019.

**Location**

Great Yeldham is a popular village with a wide range of amenities including shops, post office, doctors, 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, as does Witham 17 miles, Kelvedon 18 miles and Saffron Walden 18 miles.

Cambridge 27 miles, Colchester 20 miles and Chelmsford 24 miles provide extensive facilities and services.

**Access**

Sudbury 7 miles

Braintree 7 miles

Colchester 10 miles

Chelmsford 19 miles

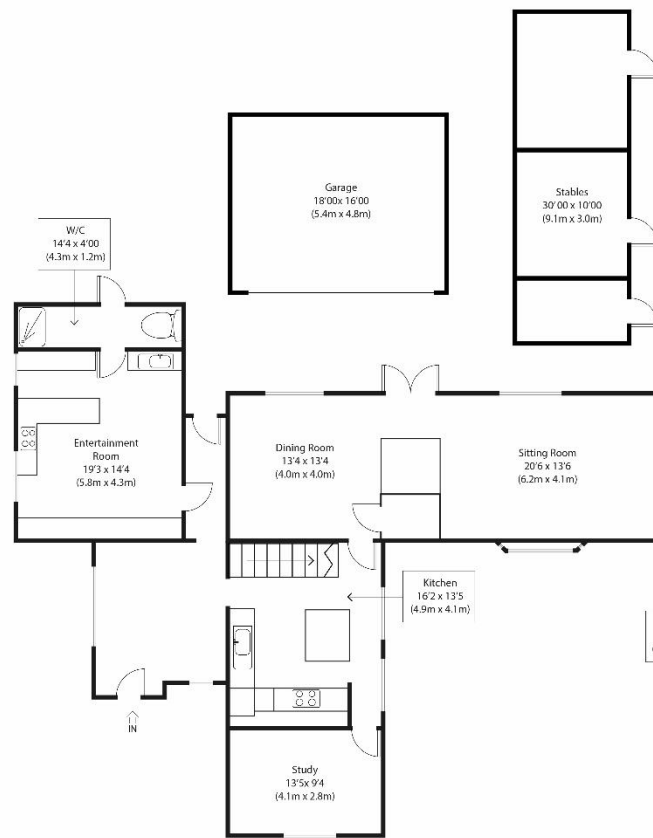
Bury St Edmunds 25 miles

Liverpool St – 60 mins

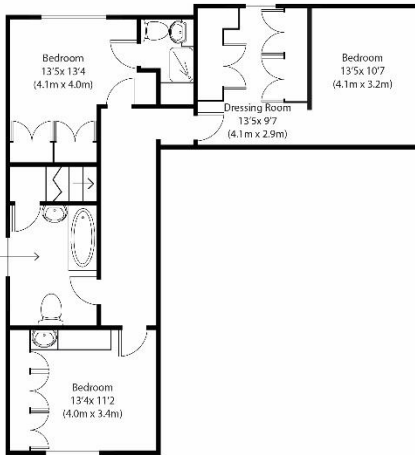
Stansted approx 30 mins

M25 J27 approx 50 mins





Ground Floor



First Floor

Approximate Gross Internal Area  
 Main House 2310 sq ft (215 sq m)  
 Outbuildings 590 sq ft (48 sq m)  
 Total 2900 sq ft (269 sq m)

Disclaimer: These measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, prospective purchasers should conduct a careful, no-costume investigation of the property in respect of monetary valuation. www.davidburr.co.uk



### Additional information

Services: Main water, electricity and drainage.

Oil fired heating to radiators. Council tax band: F.

Tenure: Freehold List Entry Number: 1165086

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2 & Three - Limited (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

### 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



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