



WIMPOLE HOUSE

Halstead, CO9 1JQ

Guide Price £550,000

DAVID
BURR



Wimpole House, Trinity Street, Halstead, Essex, CO9 1JQ

Wimpole House is an elegant four bedroom detached family home of approximately 1,500sq ft, originally constructed during the mid 19th century, with an attractive fenestration of sash windows and porch projection under a shallow slate covered hipped roof with gable projections to the rear. The property offers well proportioned and flexible accommodation including three individual reception rooms, and is balanced by a private rear garden and imposing, recently constructed detached outbuilding/car port located at the rear.

Wimpole House has been impressively modernised and the property provides a wonderful mix of period and contemporary features, including numerous sash windows and superb kitchen and bathroom, making for an extremely desirable home.

The property enjoys superb views of the Holy Trinity Church, is within walking distance of Halstead High Street and is within the catchment of Holy Trinity Church of England Primary School. Located on the south side of Halstead, the property is also ideally situated for access to Braintree and railway station, and schools located in Gosfield.

A brick pathway with edging and steps lead up to timber entrance door with imposing surround and coach lights either side, opening to the entrance porch. From the porch there are doorways to the dining room and cloakroom which features a two-piece suite. The dining room is a lovely spacious, light and airy room with the sash window to front, cornicing, stair flight ascending to first floor level and part glazed doors leading to living room and to the sitting room.

The cosy sitting room features a fireplace with fire surround and inset electric stove style heater and sash window to front affording plenty of light. The living room is a lovely very well proportioned and inviting room, the focal point which is a fireplace with inset gas fire. There are French doors and matching side lights leading to the conservatory and door way through to the kitchen/breakfast room. The conservatory overlooks the rear garden and features a set of French doors opening out to the patio area.

The kitchen/breakfast room is particularly impressive and features a delightful fitted kitchen incorporating a multitude of drawers and cupboards in contrasting colours with stone effect square edged counter tops and upstands, moulded sink top and fluted drainer with mixer tap and hand held spray. There is an integrated slim line dishwasher, washer/dryer, fridge freezer, double oven and grill, induction hob and canopy extractor hood. Located below the sink is a water softener and there is also a pull out storage cupboard and large larder storage cupboards with all drawers and cupboards being soft closing. From the kitchen there is a door way to the side passageway and window overlooking the rear garden.

The first floor is equally as delightful and provides three very well proportioned double bedrooms and a single bedroom.

There are two double bedrooms with sash windows to the front elevation and a principal bedroom with ensuite bathroom overlooking the rear garden. Furthermore, there is a single bedroom located to the rear. The family bath/shower room is very striking room the centre piece of which is a large double ended free standing bath and stainless steel stand pipe type plumbing to mixer tap, double recessed shower cubicle, WC with concealed cistern and wash basin.

Outside

The rear garden commences a paved patio incorporating semi circular stone covered embellishment and steps up to lawned area which is retained to boundaries by healthily stocked flower and shrub borders. The pathway continues to the rear of the garden and to the outbuilding/carport. There is a rear gate provide access to the parking area which is suitable for the stabling of several vehicles.

The outbuilding has been recently constructed and features a veranda at the front with doorway through to L shaped storage areas. There is power and light connected. The outbuilding incorporates a carport suitable for the stabling of one family sized vehicle.

There is access along side the house through the front garden which is lawned and retained by establish shrubs and brick walls.

Agents notes:

The house is of timber framed construction.

The well presented accommodation comprises:

Four bedrooms, one ensuite

Stunning bath/shower room

Porch and cloakroom

Dining room

Sitting room

Living room

Lovely kitchen/breakfast room

Private rear garden

Carport and parking

Ideal for town centre

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles

Braintree 7 miles

Colchester 10 miles

Chelmsford 19 miles

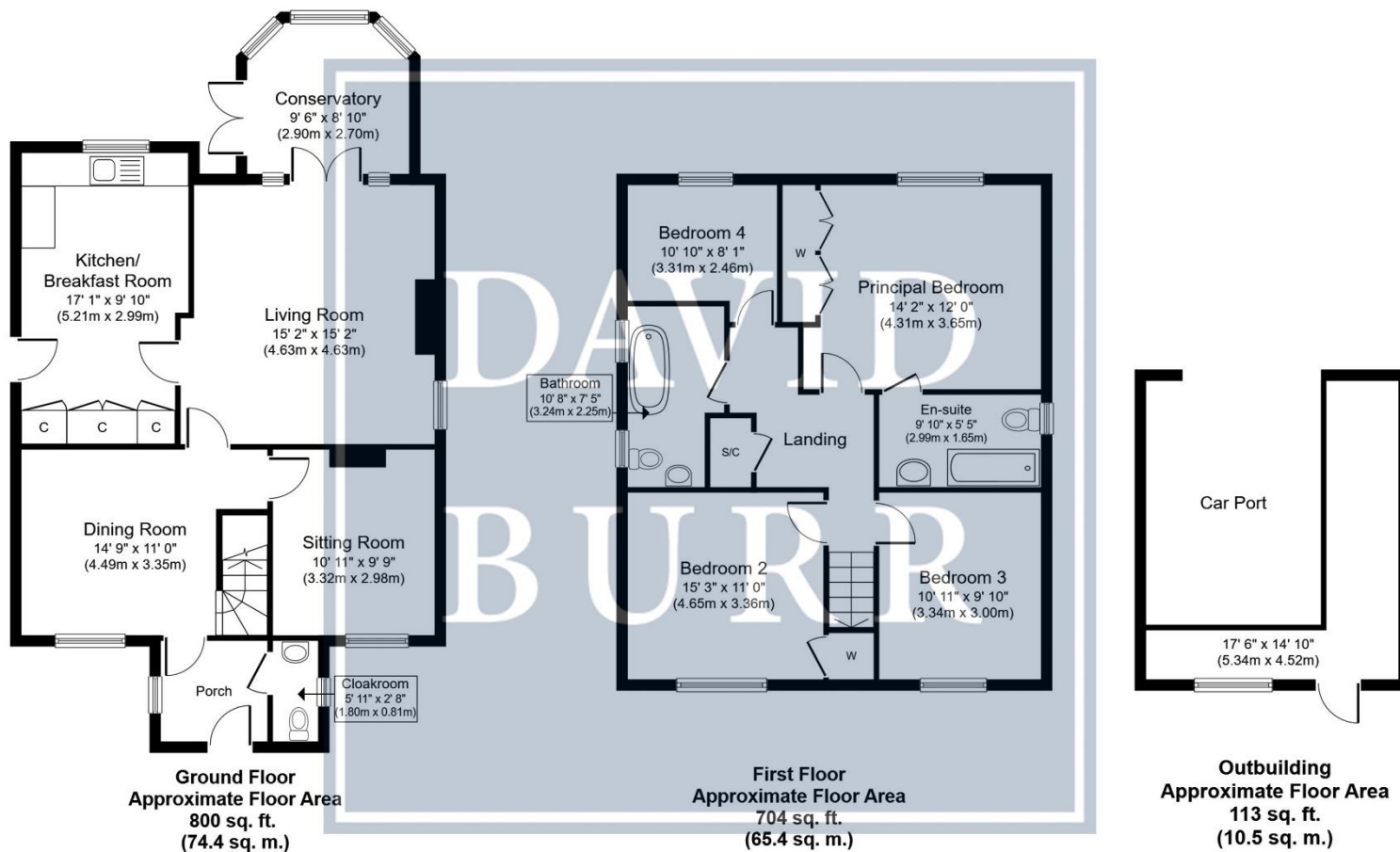
Bury St Edmunds 25 miles

Braintree-Liverpool St – 60 mins

Stansted approx. 30 mins

M25 J27 approx. 50 min





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.

Gas fired heating to radiators. EPC rating: D Council tax band: E

Broadband speed: up to 1100 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - 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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