



Belchamp Road | Little Yeldham | CO9 4JY

FINE & COUNTRY

OVERVIEW

Welcome to a stunning Grade II listed thatched 'Long House' style property located on Belchamp Road in the picturesque village of Little Yeldham. This enchanting residence, dating back to the 16th century, offers a perfect blend of historical charm and modern comforts.

Set within 1 acre of beautifully landscaped grounds, the home boasts spacious interiors filled with character, complemented by substantial outbuildings that provide exciting possibilities for leisure or ancillary accommodation. Surrounded by the serene countryside of the Essex/Suffolk border, this property is a truly remarkable opportunity for those seeking a tranquil rural lifestyle.

STEP INSIDE

The ground floor exudes warmth and character, featuring a harmonious blend of period details and practical living spaces. Upon entry, you are greeted by a welcoming foyer that leads to an impressive kitchen/breakfast area which flows into a dining room adorned with a magnificent Inglenook fireplace, perfect for family gatherings and entertaining.

The spacious drawing room, complete with an open fire, invites you to unwind in a cozy atmosphere, while the adjoining garden room/orangery provides a serene spot to enjoy the views of the picturesque gardens and grounds.

The well-appointed kitchen/breakfast room, featuring a traditional pantry, is ideal for culinary enthusiasts and casual dining alike. Completing the ground floor are a convenient cloakroom/WC and a laundry room, ensuring functionality alongside the home's historic charm. Each area flows seamlessly into the next, making it a delightful space for both everyday living and special occasions.









STEP INSIDE

The first floor of Mashay Hall offers a comfortable and inviting retreat, featuring three generously sized bedrooms that are filled with natural light and period character. Each room boasts unique architectural details, providing a tranquil ambiance for restful nights.

The layout includes two well-appointed shower rooms, ensuring convenience for both family and guests. With its spacious and flexible design, this level is perfect for accommodating a variety of living arrangements, whether it be a growing family or visiting friends. The thoughtful blend of historical charm and modern comfort continues throughout, making the first floor a delightful extension of the home's enchanting character.

OUTSIDE

The exterior is as captivating as its interiors, set within 1 acre of meticulously landscaped grounds that invite you to explore and enjoy the natural beauty of the surrounding countryside. The enchanting cottage-style gardens are adorned with lush greenery, creating a picturesque setting that changes with the seasons.

A large wildfowl pond, once serving as a moat, now provides a tranquil focal point, attracting a variety of wildlife and offering a serene atmosphere for relaxation. The grounds also feature well-maintained poultry enclosures and generous southerly lawn areas, perfect for outdoor activities and entertaining. With gated access leading to ample parking, a garage, and substantial outbuildings that offer potential for ancillary or leisure use, the outdoor presents an exceptional opportunity for a harmonious rural lifestyle, where nature and comfort intertwine seamlessly. The roof was completely rethatched in 1995 and re-ridged a few years ago ensuring the roof remains in excellent condition.

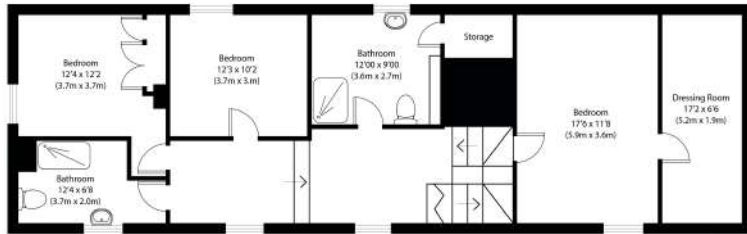
LOCATION

Nestled on the Essex/Suffolk border, this stunning home enjoys a prime location that combines the tranquility of rural living with easy access to local amenities and attractions.

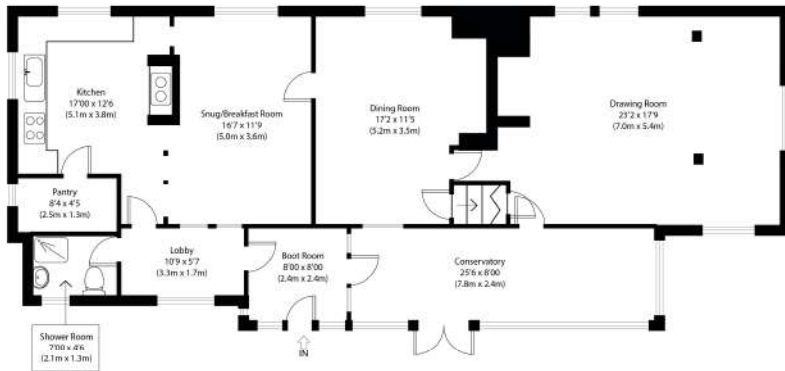
The charming village of Little Yeldham offers a warm community atmosphere, while nearby towns provide a variety of shops, restaurants, and essential services. Surrounded by rolling countryside, the area is perfect for outdoor enthusiasts, with numerous walking and cycling trails that showcase the breathtaking landscapes.

Excellent transport links, including the A131 and nearby train stations, make commuting to larger towns and cities convenient. With its picturesque setting and a rich tapestry of local culture, this property offers the ideal blend of seclusion and accessibility for those seeking a peaceful yet connected lifestyle.

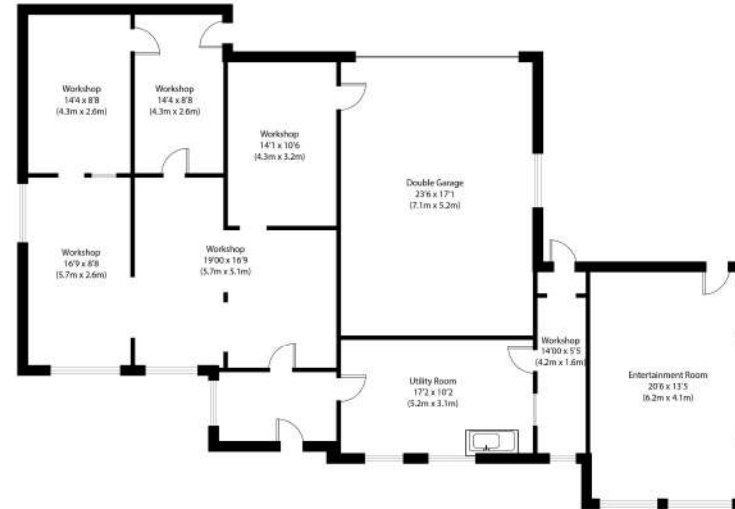




First Floor



Ground Floor



Approximate Gross Internal Area
 Main House 2590 sq ft (241 sq m)
 Outbuilding 1820 sq ft (169 sq m)
 Total 4410 sq ft (410 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



RICHARD SEELEY
 SALES MANAGER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



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