



ANCELLS

Ewin Bridge Road, Shalford, CM7 5JA

Guide price £1,295,000

DAVID
BURR





Ancells, Ewen Bridge Road, Shalford, CM7 5JA

Ancells is a beautiful Grade II listed Elizabethan manor house dating from the 16th century, with later additions and alterations, and has just undergone a painstaking and stunning restoration and improvement programme, that has been carried out over the last four years. This work has been carried out to exacting standards throughout, with careful consideration from the historic building department, and the finished product is an absolutely superb example of how a 16th century building can be made suitable for 21st century living.

An attractive solid oak open porch with a tiled floor accesses a panelled door and glazed door to the entrance lobby which has oak effect flooring and attractive original red brick work from the fireplace.

There are four principal reception rooms in the main house with the sitting room taking in views via a beautiful oak leaded window to the front courtyard, and has a superb inglenook fireplace with a wood burning stove set on a pamment hearth. There is an attractive exposed oak frame to the walls and ceiling, and of particular importance is a historic wall painting, believed to be of Elizabeth the first. A panelled door gives access to a staircase rising to the first floor and a glazed and panelled door gives access to the kitchen/breakfast room. Adjacent to the lobby is a delightful family room/snug which has a dual aspect via two beautiful handmade oak framed and leaded windows, this is a particularly cozy room and has an impressive ingle nook fireplace with bressummer and tiled hearth adjacent to which is a useful storage cupboard.

The dining room is situated on the westerly elevation and has a window overlooking the attractive landscaped courtyard and a beautiful oak frame on display, and a chimney breast from the Victorian era. Adjacent to this is a useful storage cupboard and a further door leading to what would have been the servant's staircase rising to the first floor.

The fourth reception room is accessed by open oak stud work directly from the kitchen/breakfast room and has a dual aspect, beautiful handmade oak windows and an attractive fireplace with an oak lintel and a pamment hearth with an inset wood burning stove. This would make the perfect breakfast room or playroom being adjacent to the kitchen.

The kitchen/breakfast room has been beautifully fitted with a range of bespoke floor mounted units with quartz worktops and upstands, a four oven Smeg range cooker with induction hob, and an extractor hood above, and an integral Smeg dishwasher. Beyond the kitchen/breakfast room is a lobby with a window giving views to the south facing terrace, and a panelled door accessing the cellar. A further panelled door from the kitchen accesses the utility/boot room which is fitted with the same bespoke units as the kitchen/breakfast room with matching quartz work surfaces and upstands, plumbing for a washing machine and space for a tumble dryer, and a shallow cupboard giving access to the electrical switch boards. A panelled door from the utility room leads to a lavishly appointed ground floor shower/cloakroom with a fully tiled shower enclosure, vanity unit with a rectangular sink and storage beneath and a matching WC.

There is a panelled door from the utility room accessing the extensive south facing terrace. The original stone steps access the cellar/basement which is a fantastic practical space with a tiled floor, a window to the side, a stong box, and a split level leading to the inner chamber, which has the same tiled floor and arch top doors to the sub-basement beneath the house which houses further heating controls.

Stairs rise from the sitting room to an appealing galleried landing which has a large exposed chimney breast and panelled doors accessing the bedrooms. The principal bedroom is situated to the westerly elevation and has a beautiful oak frame on display to the walls and ceiling, a refurbished mullion window adjacent to which is an early metal framed window which gives views to the courtyard and rolling farmland beyond. There is an appealing red brick chimney breast and stairs going back down to the dining room. There is a beautifully appointed shower room which can be accessed directly from this bedroom which has a large walk in shower cubicle, rectangular sink with vanity unit beneath, matching WC, oak effect flooring, and a wonderful window giving views to the courtyard, terrace and garden beyond. A ledge and brace door accesses the third floor, which could be used as a dressing room to the principal bedroom, this is a wonderful room with exposed oak framework to the walls and a window giving fine views to the fields and beyond. A door then opens to the attic which provides further storage space.

There are three further bedrooms on the first floor, all of which have a beautiful oak frame on display with features such as mullion windows, and two of these also have a particularly attractive red brick chimney breast with arch lintel features. These further three bedrooms are served by a beautiful family bath/shower room with an oversized fully walk in shower cubicle with Burlington fittings, a slipper bath facing the window, so the occupants can take advantage of the views of the terrace and garden, a rectangular sink with a vanity unit beneath and two large cupboards, one housing the hot water cylinder and the other providing space for linen.

Outside

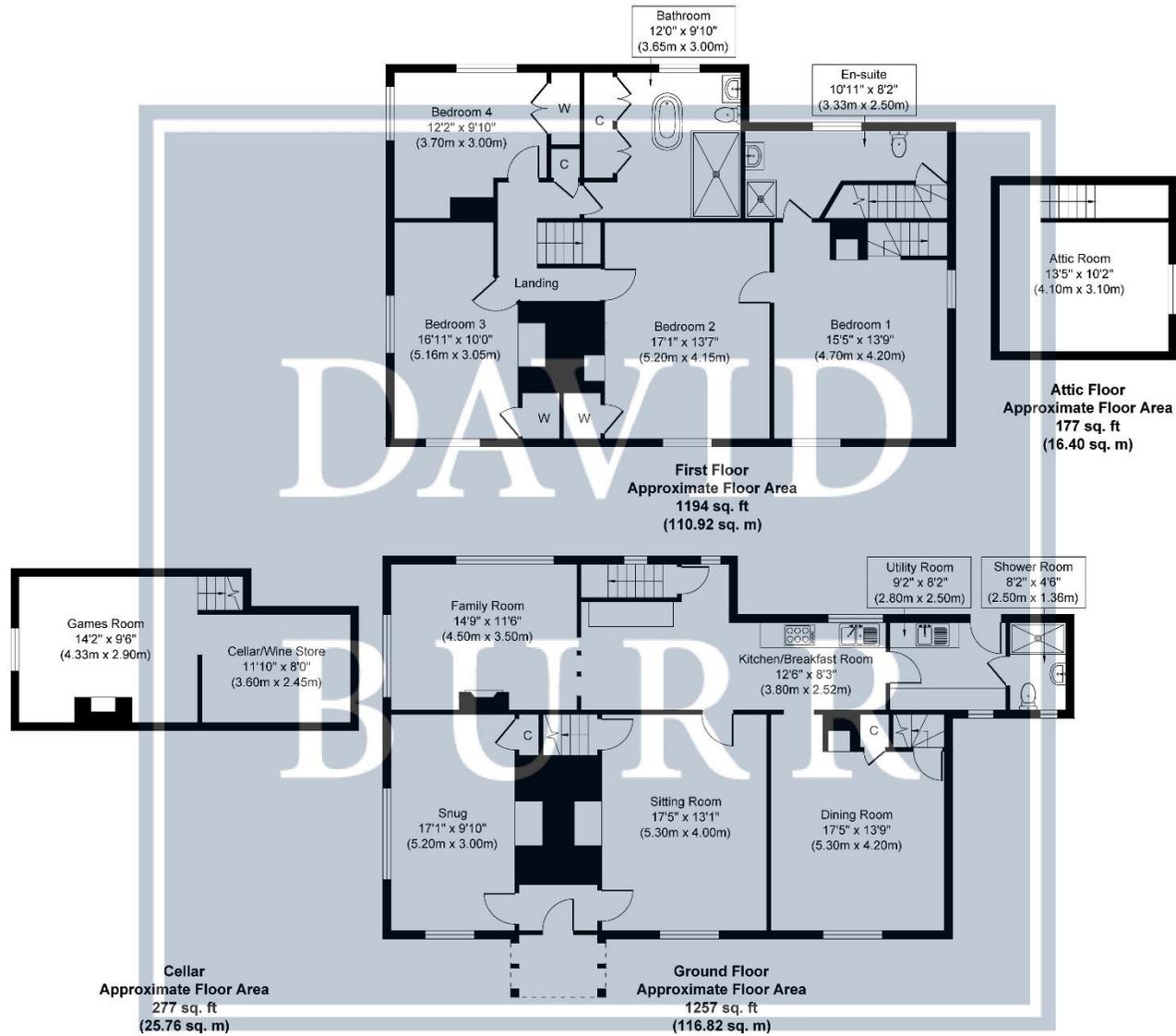
The property is approached via a quiet country lane via two five bar gates hanging on oak posts, which are flanked by beautiful mellow red brick walls with rounded brick tops, and on the east elevation a well-stocked herbaceous border. The gates access an extensive gravel drive which provides access to the double cart lodge adjacent, to which is the office building, a machinery storage shed and the detached annexe. To the west side of the drive is a pretty dwarf red brick wall, beyond which are expanses of lawn and a well-stocked herbaceous border defined by a brick edge and laurel hedge. Beyond the laurel hedge is the oil storage tank and location of the treatment plant. To the westerly elevation is attractive wrought iron estate fencing which runs behind the annexe and the parking area.

Immediately to the front of the property is a beautiful enclosed walled garden which has expanses of lawn, sandstone paving leading to the front door, and an established border to the front of the house with roses and lavender. A path gives access to the games room and plant room and this continues to the back door and meets the extensive south and west facing split level terrace, which is flanked by a brick and flint wall, with a densely stocked herbaceous border to the east and mixed hedging.

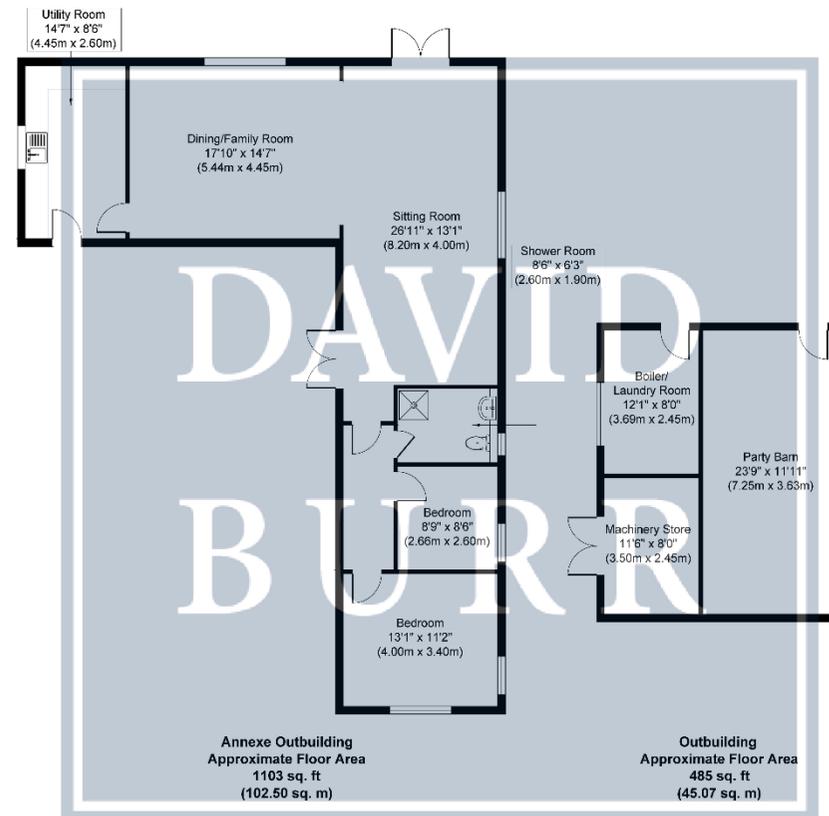
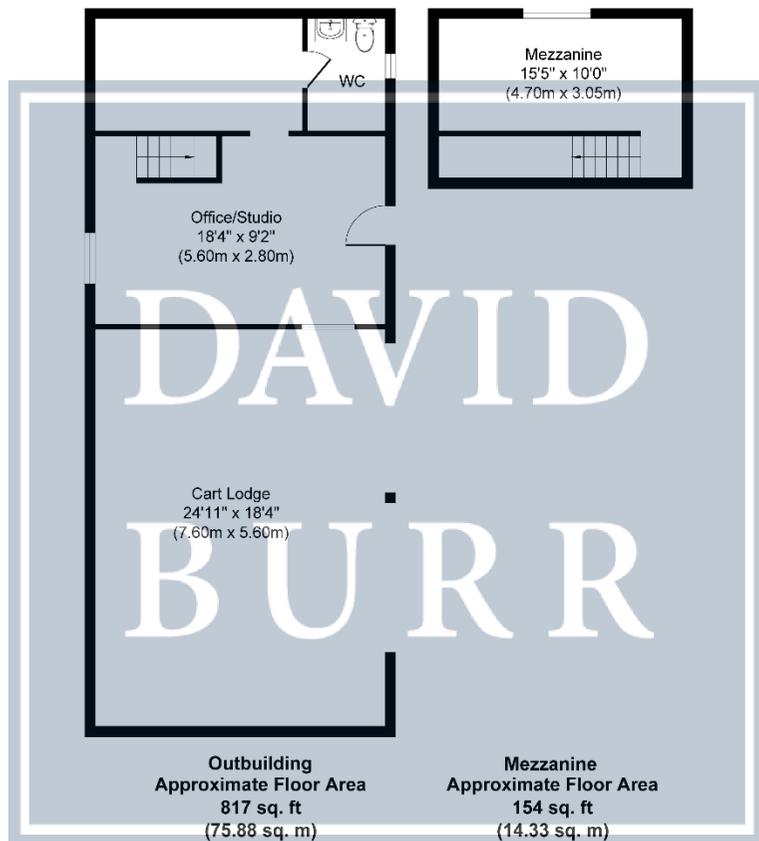








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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: N/A Council tax band: TBC

Tenure: Freehold List Entry Number: 1308418

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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

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