



HURRELLS FARM

Gainsford End, Toppesfield, Essex, CO9 4ED

Guide price £900,000

DAVID
BURR



Hurrells Farm, Gainsford End, Toppesfield, Halstead, Essex, CO9 4ED

Hurrell's Farm is a substantial detached Grade II listed farm house enjoying a superb elevated location on the periphery of this sought after Essex hamlet and offers exceptionally characterful and versatile family accommodation, set within stunning mature grounds.

A five panel door accesses a beautiful hall/snug which has oak flooring, an appealing red brick fireplace with an inset wood burner and stairs rising to the first floor. The principal reception room is situated to the front of the property and benefits from a triple aspect and has a magnificent honey coloured heavy oak frame on display, has views to the rear courtyard, front garden and fields beyond. There is an impressive red brick fireplace with bressummer beam, brick hearth and an arch topped door leading to a study and a second stairwell.

The dining room is a particularly impressive and inviting space and benefits from a dual aspect and has French doors leading to the enclosed rear courtyard making it ideal for large scale family entertaining. There is a sash window to the front elevation overlooking the garden and fields beyond and another impressive inglenook fireplace with bressummer bream, steel fire hood and raised brick hearth, adjacent to which is a useful storage cupboard.

The kitchen/breakfast room forms the heart of the house and is distinctly segregated into two areas, with the kitchen being fitted with a range of floor mounted units with solid oak worktops and upstands, an impressive oil fired cooking range set within a red brick fireplace with bressummer above, attractive exposed beams to the walls and ceilings, a part vaulted ceiling, and oak flooring. A square oak arch opens to the attractive breakfast area which has French doors to the rear accessing a terrace with stunning far-reaching views which is ideal for family entertaining. A step leads down to a particularly useful boot room which has a travertine tiled floor, sash windows to the rear and a useful storage cupboard. A ledge and board door leads to a well-appointed utility room which is fitted with a range of floor and wall mounted units, with a Belfast sink, plumbing for a washing machine, space for a tumble dryer and further storage. Adjacent to this is a well-appointed cloakroom with a corner mounted basin, matching WC and panelling to dado height.

Accessed from the reception hall/snug is a well-appointed ground floor bathroom which has a fully tiled bath surround with shower above, a rectangular sink, a vanity unit beneath, matching WC, panelling to dado height and tile effect floor.

Beyond the sitting room is a useful study which has a dual aspect overlooking the rear courtyard and French doors providing access. An arch topped door leads to a second ground floor cloakroom which has a wall mounted wash hand basin and matching WC. From the study an attractive winding staircase leads to the landing which has an oak frame on display and a part vaulted ceiling. The principal bedroom is a beautiful room with a dual aspect and has a part vaulted ceiling, a magnificent oak frame on display and a red brick chimney breast providing a focal point and wonderful views over open rolling farmland. Adjacent to this is a spacious second bedroom with a window to the front elevation and attractive views beyond and a beautiful oak frame. A third bedroom is situated at the end of the landing with two windows overlooking the garden and the fields beyond, and has a part vaulted ceiling and an attractive oak frame on display.

These three bedrooms are served by a spacious and well-appointed family bath/shower room which has a large walk in tiled shower cubicle, oval ended bath set within a tiled pediment, pedestal wash hand basin and matching WC and a tiled floor.

The remaining bedrooms are accessed via a staircase rising from the reception hall to an appealing landing of a split-level nature with a fourth bedroom to the rear elevation of the property benefiting from a triple aspect with two Velux windows and wonderful open countryside views and built in wardrobe space. The fifth bedroom is situated to the front elevation and has a dual aspect, a Velux window and a useful walk-in storage cupboard. These two bedrooms are served by a well-appointed cloakroom which is tiled to dado height, has a pedestal wash hand basin, matching WC and tile effect floor.

Hurrell's Farm is approached via brick piers and a white 5 bar gate which opens to an extensive area of parking, adjacent to which are large expanses of lawn and a mature willow tree providing a focal point. There is a path from the parking area to the front door and a further path segregating large expanses of lawn by the front gate. To the front boundary of Hurrell's Farm is an appealing mellow red brick wall behind which are well stocked herbaceous border which provide interest and colour. Beyond the expanses of lawn is a natural pond to the south easterly boundary and a number of mature fruit trees providing a focal point.

The path continues from the front door to the side of the property where there is a large sandstone terrace which can be accessed from the kitchen breakfast room via French doors which provides a superb entertaining space with a wonderful view in the distance. An arch topped gate set within a brick wall leads from the parking area to a delightful rear courtyard which is formed by the rear elevation of the house and a stunning detached oak framed thatched barn. The courtyard houses an appealing circular raised bed as a centre piece which has a laurel tree and planting beneath and an attractive dwarf red brick wall segregates the French doors from the study and dining room from the main courtyard.

To the rear of the barn and courtyard are extensive grounds which comprise extensive areas of lawn and a variety of mature trees which include silver birch and oak. The boundary at the rear of the property is open to allow the occupants to take advantage of a simply stunning view over rolling farmland to the rear.

The thatched barn is currently used for storage and workshop space, but could readily be converted to a home office or annexe with the necessary permissions.

In all about 0.86 of an acre (sts).

The well presented accommodation comprises:

Substantial Grade II listed farmhouse

Three bathrooms

Extensive south facing grounds

Five bedrooms

Beautiful period features throughout

Detached barn offering scope (stp)

Three reception rooms

NO ONWARD CHAIN

Agents notes:

We have been made aware by the current owners that County Broadband provides Superfast Fibre Broadband to the premise with speeds up to 900 mbps. None of the services have been tested by the agent.

Location

The property lies near the Essex/Suffolk borders outside the small hamlet of Gainsford End and the thriving village of Toppesfield (1.4 miles). Local market towns include Sudbury (12 miles) and Saffron Walden (15 miles). The village has its own community-owned family pub/restaurant, village shop/post office, church, C of E primary school (Ofsted Good) and a community-owned craft brewery. More local services (doctors, fuel, supermarkets, restaurants, pubs and shops) are all available within a 5 - 12 minute drive (Finchingfield, Sible Hedingham, Halstead). Within a few miles there are two award-winning vineyards.

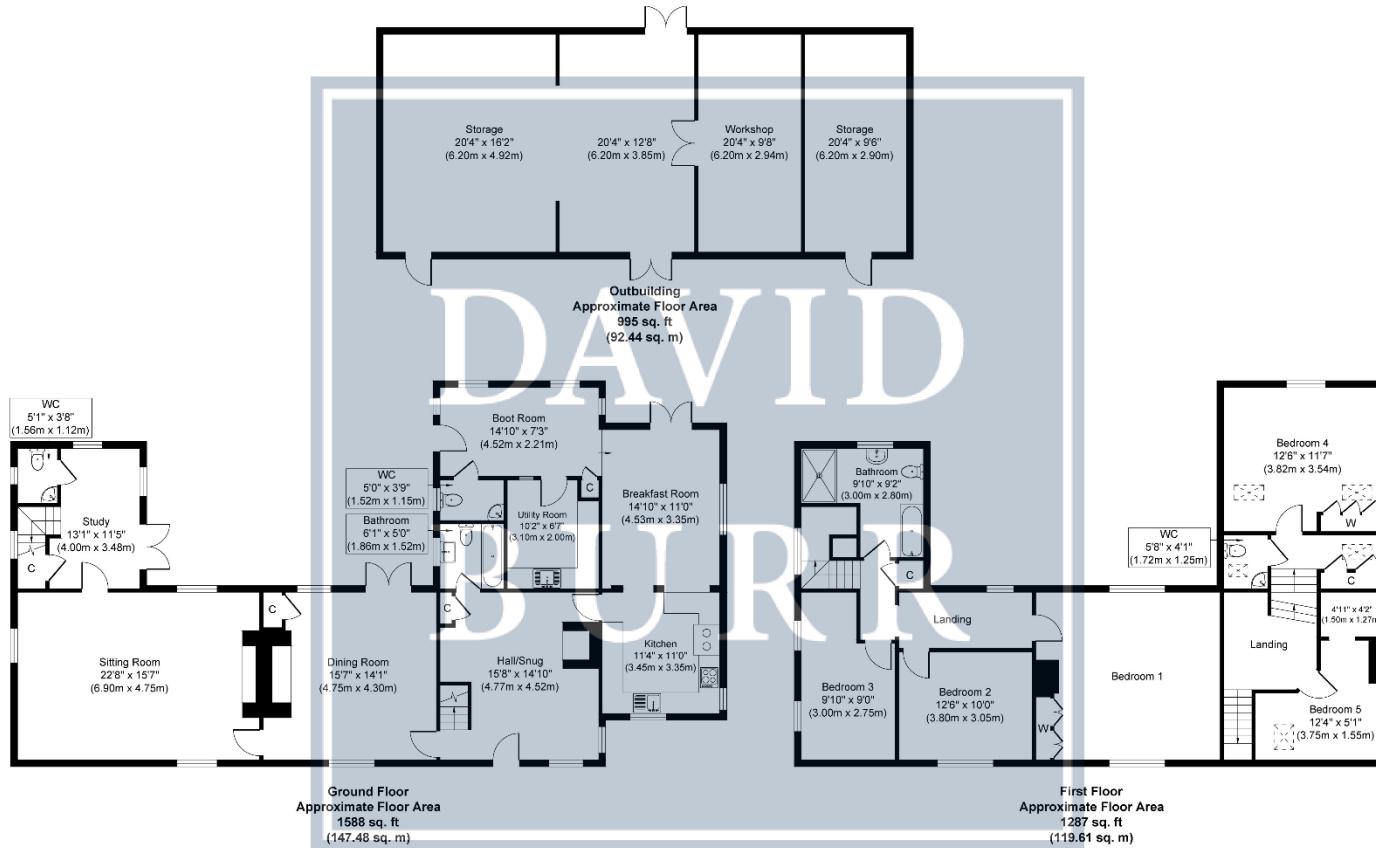
Access

For travel, the nearest stations include Braintree and Sudbury (12 miles) with an approximate one hour journey time for London's Liverpool Street and Witham mainline station is 18 miles with a 45 minute journey time. There are good road links via the A20 for Essex and the M11 via Great Dunmow or from Duxford. Stansted Airport and Cambridge are easily accessible.









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 private drainage

Oil fired heating to radiators. EPC rating: E Council tax band: G

Tenure: Freehold List Entry Number: 1165277

Construction type: Oak timber frame

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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