



PARLEY BEAMS HALL

Stonebridge Hill, Earls Colne, Essex, CO6 2NW

Guide price £995,000

DAVID
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Parley Beams Hall is a substantial Grade II listed property of architectural importance and historic value with the original portion dating from the 14th century or earlier and the house underwent significant and extensive remodelling during the Georgian period. The property displays many fine original period features throughout and offers exceptionally spacious and versatile family accommodation which is suitable for a variety of modern lifestyles set in mature south facing grounds of a parkland nature. NO ONWARD CHAIN.

A wide panelled and glazed door accesses an impressive reception hall which has half height panelling and an appealing inset Georgian bookcase with scalloped top, cupboard beneath, detailed architraves, cased ceiling beams and five panelled doors to the principal reception rooms. The drawing room is situated to the front of the property and has two large double hung sash windows giving views to the front, both with concealed shutters, a fireplace with a carved wooden surround and a panelled door leading to the inner hall. The dining room is on the opposite side of the reception hall and has a dual aspect via two sash windows, an 'Adam' style fire surround and glazed a panelled door leading to the rear lobby with the kitchen beyond. The sitting room is situated to the rear of the property benefitting from a southerly aspect and has a large bay window to the rear providing wonderful views of the garden and woodland beyond. This is a particularly impressive room with high ceilings, a heavy oak frame on display and oak doors to a useful understairs storage cupboard. Adjacent to the sitting room is a useful study which has a part vaulted ceiling, panelling to the walls and a sash window to the rear giving views to the garden and re modelled mullion window opening to the store room.

The store room has a sash window to the rear, a quarry tiled floor and exposed beams to the ceiling. An inner lobby accesses a spacious cloakroom which has ample hanging space, a sink set in a vanity unit and a door leading to the WC.

The kitchen/breakfast room is particularly impressive and benefits from a dual aspect with views to the grounds and is distinctly segregated by appealing oak stud work separating the breakfast area from the kitchen with a 'Norman arch' feature. The kitchen has a quarry tile floor, a range of wall and floor mounted units, an Aga set within an impressive inglenook fireplace with a cupboard to the side and there is an impressive oak frame on display throughout. A step from the kitchen leads to the impressive utility/boot room which has plumbing for a washing machine, a single bowl stainless steel sink, beams to the ceiling, a useful pantry and further storage units. A panel door then leads to a rear lobby with a door to the garden and a further door leading to a second ground floor cloakroom.

An impressive wide staircase rises from the inner hall to the first floor with panelling to the sides, a double flight in both directions at the top and there is a window on the landing giving far reaching views to the grounds. There is a particularly impressive bedroom to the rear which has a barrel vaulted ceiling and a large sash window to the south elevation giving wonderful views and there is an appealing Victorian cast iron fire gate with wooden surround. To the north side of the landing is a cosy bedroom which has a part vaulted ceiling and a double hung sash window giving wonderful views over rolling countryside and the Colne valley beyond.

These two bedrooms are served by a spacious family bathroom accessed from the landing which is fitted with a matching white suite and has attractive oak stud work to the walls and a casement window to the rear giving views to the garden and beyond. A panelled door leads to a second staircase which gives access to the extensive attic then a square arch leads to a beautiful inner landing with panelling on the walls and accessed from here is a spacious bedroom situated to the front elevation which benefits from oak panelling, a sash window to the front and the wonderful views. A panel door leads to a spacious ensuite bathroom with a matching white suite and a sash window to the front. From the inner landing is a large storage cupboard with ample hanging and storage space. Another eight panelled door accesses a fourth bedroom on the front elevation which also benefits from attractive panelling and has sash windows taking in wonderful views.

A step accesses a second landing which has attractive oak framework on displays to the walls and ceiling and has a door to a large linen cupboard housing the hot water cylinder. A further door accesses a particularly cosy bedroom which has some impressive oak framework on display, a built in wardrobe and a panelled door accessing the bathroom which has a matching white suite and oak framework to the walls. An oak door leads to a bedroom/dressing room which has a useful built in wardrobe and sash windows to the east elevation giving views to the grounds. A door accesses an ensuite bathroom with matching white suite and a second door opens to a beautiful bedroom which has a triple aspect, impressive oak framework to the walls and ceiling and remodelled mullion windows.

Outside

The property is approached via a carriage drive with two wrought iron gates set against attractive flint and brick walls. There is an impressive yew hedge to the front of the property providing complete screening behind which is a large expanse of semi-circular lawn abutting the carriage drive. Rear access to the property is afforded on both sides and on the eastern elevation the drive separates to provide access to the detached triple garage.

The grounds at Parley Beams Hall are absolutely spectacular and benefit from a south facing aspect, on the easterly elevation is an attractive pond which is flanked by dwarf flint and brick wall which provides a focal point. Immediately to the rear of the property is a curved brick wall on both sides opening to a large expanse of lawn adjacent to which is an orchard. To the westerly side are the remains of a beautiful walled garden with a terrace next to the kitchen beyond which are shrub borders and large expanses of lawn. To the rear behind the formal garden is a vegetable garden within the original walled garden with a large lean to greenhouse and polly tunnel.

The remainder of the grounds are segregated by an impressive mixed native hedge beyond which is a stunning lake which is flanked by some impressive mature oak trees which provide a focal point. There are large wooded areas flanked by large expanses of grass which have a variety of native bulbs providing a focal point. The grounds provide the perfect natural habitat for a wide range of native wildlife and to the south side of the lake is a former summerhouse overlooking the grounds.

Agents notes:

Whilst the building is believed to be in sound condition it does require general updating and modernising in certain areas. We would advise potential purchasers to seek the necessary relevant professional advice with regard to this.

The well presented accommodation comprises:

Impressive listed farmhouse

Triple garage

Fine original period detailing throughout

South facing parkland style grounds

Impressive reception rooms

Formal garden, woodland and lake

AGA kitchen/breakfast room

In all about 12 acres (sts)

Seven bedrooms and four bathrooms

Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles

Marks Tey – Liverpool St 70 mins

Colchester 10 miles

Stansted approx. 30 mins

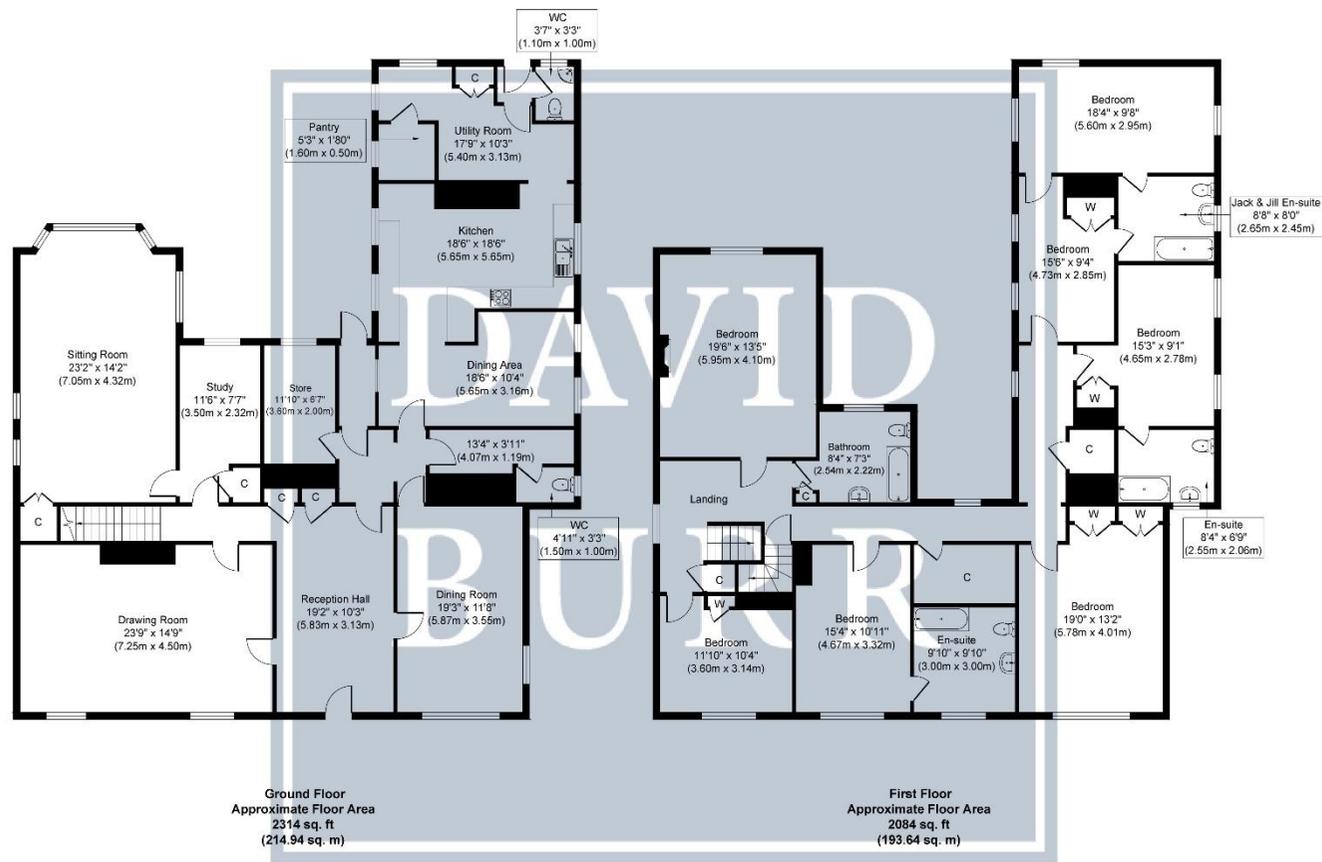
Braintree 10 miles

M25 J27 approx. 50 mins









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

Fired heating to radiators. EPC rating: E

Council tax band: G Broadband: Fibre to the premise

Tenure: Freehold List Entry Number: 1170716

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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**DAVID
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