



**NICHOLAS
PERCIVAL**

Little Loveney Hall
Wakes Colne, CO6 2BH



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Colchester 10 miles, Marks Tey Station 7 miles
(London Liverpool Street about 45 minutes)
(Distances are approximate)

A superb compact country estate comprising a Grade II Listed moated house, sitting centrally within its land, with traditional and modern barns and equestrian facilities.

Entrance hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room
Utility room | Shower room | Cloakroom
4 Bedrooms | 2 Bathrooms

Integral garage | Attractive moated gardens
Large timber summerhouse

Traditional Essex barn | 2 loose boxes
Tack room, store and dog kennel
Gated courtyard | Heated swimming pool
Substantial granary/machine store | Further storerooms

Manège | 5 fenced paddocks
2 field shelters | Permanent pasture | Woodland
Trout pond | Two further ponds

In total about 130.4 acres (52.7 Ha)



LITTLE LOVENEY HALL

Little Lovenevy Hall is a fully moated Grade II Listed house which is thought to date from the 16th Century. Built around a timber frame, the house has a cross wing with a hipped-end peg tile roof and colour-washed rendered elevations with inset leaded light windows. There is wonderful character throughout the house with numerous fine timbered ceilings and exposed wall studs.

The front door opens into an entrance hall off which is the drawing room, a well-proportioned room with an impressive beamed ceiling and a brick Inglenook fireplace with bressummer and mantel shelf. A further door opens to the dining room which also has exposed timbers and a shelved storage cupboard. To the other side of the hall is the sitting room which has an open fireplace with mantel shelf, built in desk and cupboards and oak doors opening to the rear garden. A door opens to the kitchen/breakfast room which is fitted with a good range of units with granite worktop, an Aga, integrated electric cooker, ceramic hob and dishwasher. There is a walk-in larder and a fitted dresser with glazed display cupboards. Adjoining the kitchen is a boot/utility room with a downstairs shower room. There is also a cloakroom off the entrance hall.

On the first floor is the master bedroom which has built in cupboards and three further bedrooms with beamed ceilings and two bathrooms, both with showers. All the rooms have lovely views over the formal gardens and across open countryside beyond.



SITUATION

Little Loveney Hall is situated in beautiful unspoilt North Essex countryside between the Colne and Stour valleys, about 10 miles to the west of Colchester. There are a good range of local shops and amenities at Earls Colne, about 3.5 miles away and Chappel, about 3 miles away, which has a village shop and also has a branch line railway station connecting to London Liverpool Street via Marks Tey.

Historic Colchester has a wide range of shopping and recreational facilities, as well as mainline intercity services to London Liverpool Street from about 51 minutes. Marks Tey is only approximately 7 miles away and also has mainline rail service to London Liverpool Street taking about 56 minutes. There is easy access to the A12 connecting to the A14 and Ipswich to the north and the M25 and London to the south.

There are a number of excellent schools in the area including the nationally high ranking Colchester Royal Grammar School, Colchester County High School for Girls, Holmwood House Prep School, St Marys School for Girls and Colchester High School.





GARDENS

To the front of the property is a small area of lawn and shrub beds with brick steps down to the moat, which provides a lovely backdrop. A pathway leads around to the rear garden with a footbridge across the moat providing a secondary access. Running along the rear of the house is a large stone paved terrace with lavender and flower beds, beyond which is an area of lawn enclosed by the moat with a timber summerhouse overlooking the water. There are a variety of conifer trees as well as yew and cherry and beyond the moat is a further pond with a good variety of trees surrounding the property including horse chestnut, oak, ash and beech.

OUTBUILDINGS

Attached to the house, with access provided via an integral door, is a garage. The outbuildings are situated well away to the north of the house and include a traditional timber-framed Essex barn built on a brick plinth with weatherboard elevations under a slate roof. Next to the barn is a gated courtyard with two loose boxes and a tack room as well as a dog kennel. A further walled area screens an outdoor heated swimming pool with a timber shed housing the pool plant.

There is a further substantial barn of modern block construction with a corrugated roof, used as a machine store and granary with additional log store, garden store and two further storage rooms. Surrounding the barns is a large concrete hardstanding and to the east is a manège enclosed by post and rail fence.



THE LAND

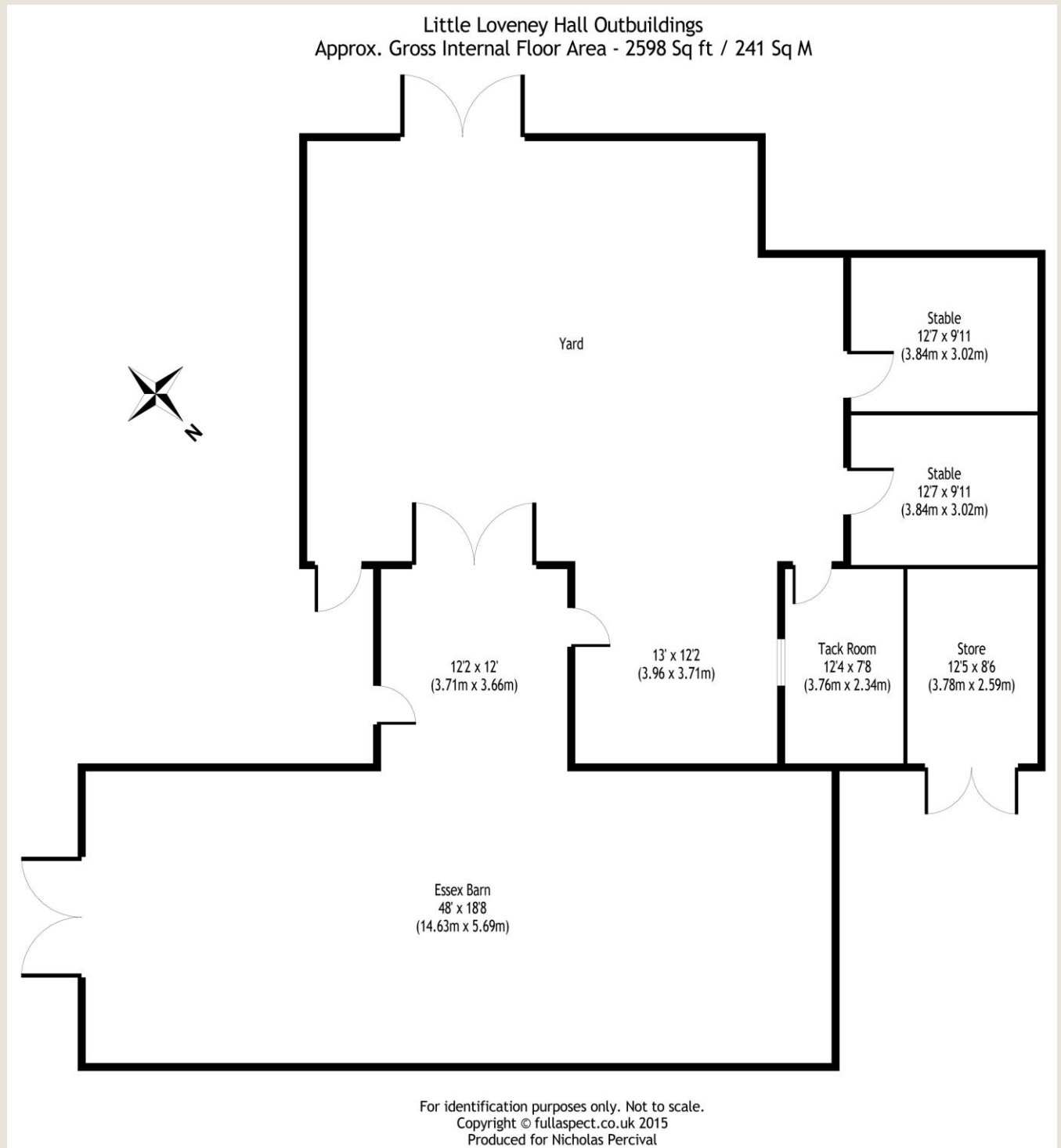
Little Loveney Hall is approached via two private driveways across its land; from Wakes Colne Green to the east and from the White Colne to Bures Road from the west. Immediately to the East of the house is a fenced paddock enclosed by beech hedge with four further fenced paddocks with two field shelters and water laid on. The arable land extends to about 90 acres (36.7 hectares) and lies principally to the north, south and west of the house.

The land on the northern side is made up of permanent pasture including a scrambling track and a belt of mixed deciduous woodland with a stocked trout pond with a timber jetty.

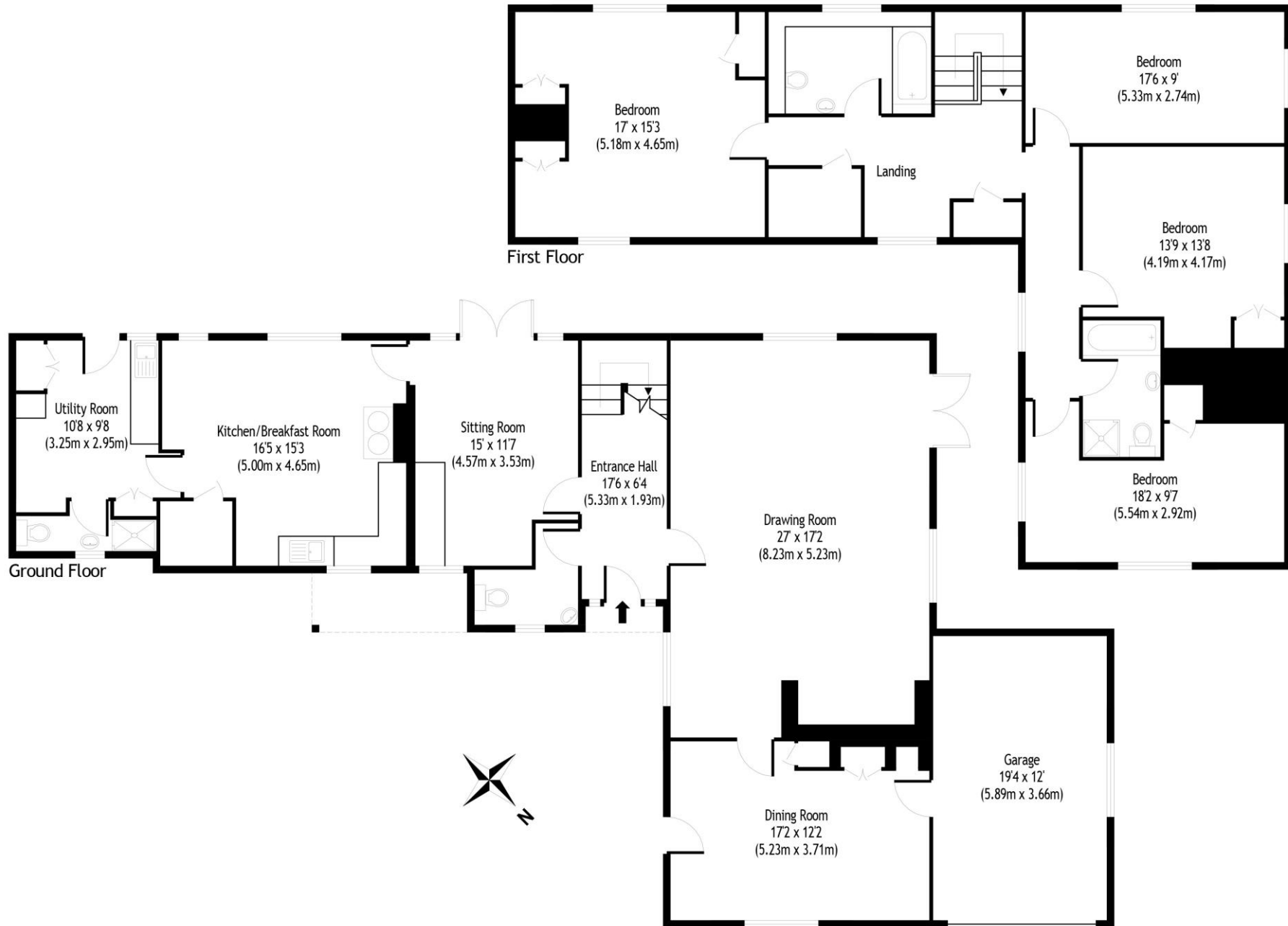
SCRAMBLING TRACK

The area tinted pink on the separate OS plan extending to approximately 23 acres, is subject to a Licence in favour of the Halstead and District Motorcycle Club for the operation of a scrambling track. The current Licence fee payable is £7,500 per annum subject to the use of the land on the following basis:

- a. A maximum of seven race meetings to be held in a year.
- b. Three practice days during the months of February to May.
- c. Eighteen working days, either prior to or after race meetings, for the purpose of maintenance of the track, husbandry of the track or tidying after a race meeting.



Little Loveney Hall, Wakes Colne
Approx. Gross Internal Floor Area - 2572 Sq ft / 239 Sq M
Garage - 231 Sq ft / 21 Sq M





CONTRACT FARMING

About 90 acres of arable land (tinted blue on the separate OS plan) are farmed under a contract farming agreement with a neighbouring farmer. Details are available from the vendor's agents.

ENTITLEMENTS

Entitlements to the Basic Farm Payment scheme are owned by the vendor and are included in the sale.

SPORTING AND MINERAL RIGHTS

The sporting rights and mineral rights, so far as they are owned, are included in the sale.

SERVICES

Mains water and electricity are connected. Oil-fired central heating and Aga. Drainage via private disposal system.

TENURE & METHOD OF SALE

The property is being offered for sale via private treaty freehold with vacant possession upon completion.

LOCAL AUTHORITY

Colchester Borough Council. Tel No 01206 282222
Council Tax Band H

VIEWINGS

Strictly by prior appointment via the vendors Sole Agents, **Nicholas Percival**, on **01206 563222** or email info@nicholaspercival.co.uk.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. Specifically, there is a public footpath running across the land close to the northern boundary.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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