



SCOTNEYS FARMHOUSE, SCOTNEYS LANE

Great Yeldham, Halstead.

DAVID
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Scotneys Farmhouse, Scotneys Lane, Great Yeldham, Halstead, CO9 4HG

Scotneys farmhouse is believed to date from the early 1500’s with later additions in the 19th and 20th centuries and is listed Grade II. The property enjoys a superb location along a track just shared with two other properties and is surrounded by its own paddocks and open farmland. This is the first time the property has been offered to the open market in over thirty years.

A solid oak door with an ornate lead panelled aperture leads to the lobby which provides useful storage space for coats and boots. A door then opens to the impressive reception room which has exposed beams to the ceiling and a window to the front elevation giving views to the grounds. The principal reception rooms are found in the original 16th century portion of the building, which are the sitting and dining room, and as such benefit from the period features. Both rooms have a dual aspect with views to the gardens and grounds. The sitting room has a fireplace with a raised brick hearth, wood burning stove and an ornate fender to the front and exposed beams to the ceiling, whilst the dining room has a large fireplace with an oak lintel above and another wood burning stove.

The kitchen/breakfast room forms the heart of the house and has a dual aspect, quarry tiled floor and a range of solid oak floor and wall mounted units with tiled surfaces and splashbacks and a slot in cooker. A focal point is provided by the cream ‘Rayburn’ range that is situated against the chimney breast for the dining room. French doors access the conservatory which provide informal entertaining space, and has French doors accessing the garden. A further door gives access to the practical boot/utility room which has plumbing for a washing machine and dishwasher.

To the south westerly aspect of the house are two generous rooms, one of which is currently used as a garden room, which has a triple aspect with French doors to the garden and could readily be used as a fourth bedroom. The other room is of a generous size as well and is directly opposite a cloakroom and ground floor bathroom, which has a matching suite. There is ample opportunity to annexe this part of the house if desired.

The first floor is equally charming with a galleried landing which has a window to the front elevation with views to the grounds. There are two generously proportioned bedrooms of an equal size, both of which have a dual aspect and an exposed oak frame. These are served by a family bathroom which has a matching suite.

Outside

The property is approached via an electric gate hung on a brick pier with a drive leading to the house and outbuildings which is flanked by expanses of lawn, mature hedging and post and rail fencing. This leads to an extensive area of parking, beyond which is hardstanding accessing the stable blocks, workshop and storage buildings.

There are large expanses of lawn surrounding the house which are interspersed with a variety of trees and shrubs, and the grounds benefit from a predominantly south facing aspect. To the north aspect there is a small orchard and a number of herbaceous borders. To the east of the house is a large storage barn/workshop with power and light, attached to which are a log store and lean to barn. There are two stable blocks with hard standing in between. In addition to the garden there are three paddocks which have mature mixed hedge boundaries and post and rail fencing. There is a manege and swimming pool that would both benefit from further improvement.

Scotneys offers a unique opportunity to acquire an entry level equestrian property with huge scope for further improvement.

In all about 4.75 acres (sts).

Agents notes:

Listed ID number 1123021.

The property would benefit from some modernising and improvement.

There is ample scope for further enlargement, subject to the necessary planning and listed building consents.

Annexe accommodation could readily be provided on the ground floor if desired.

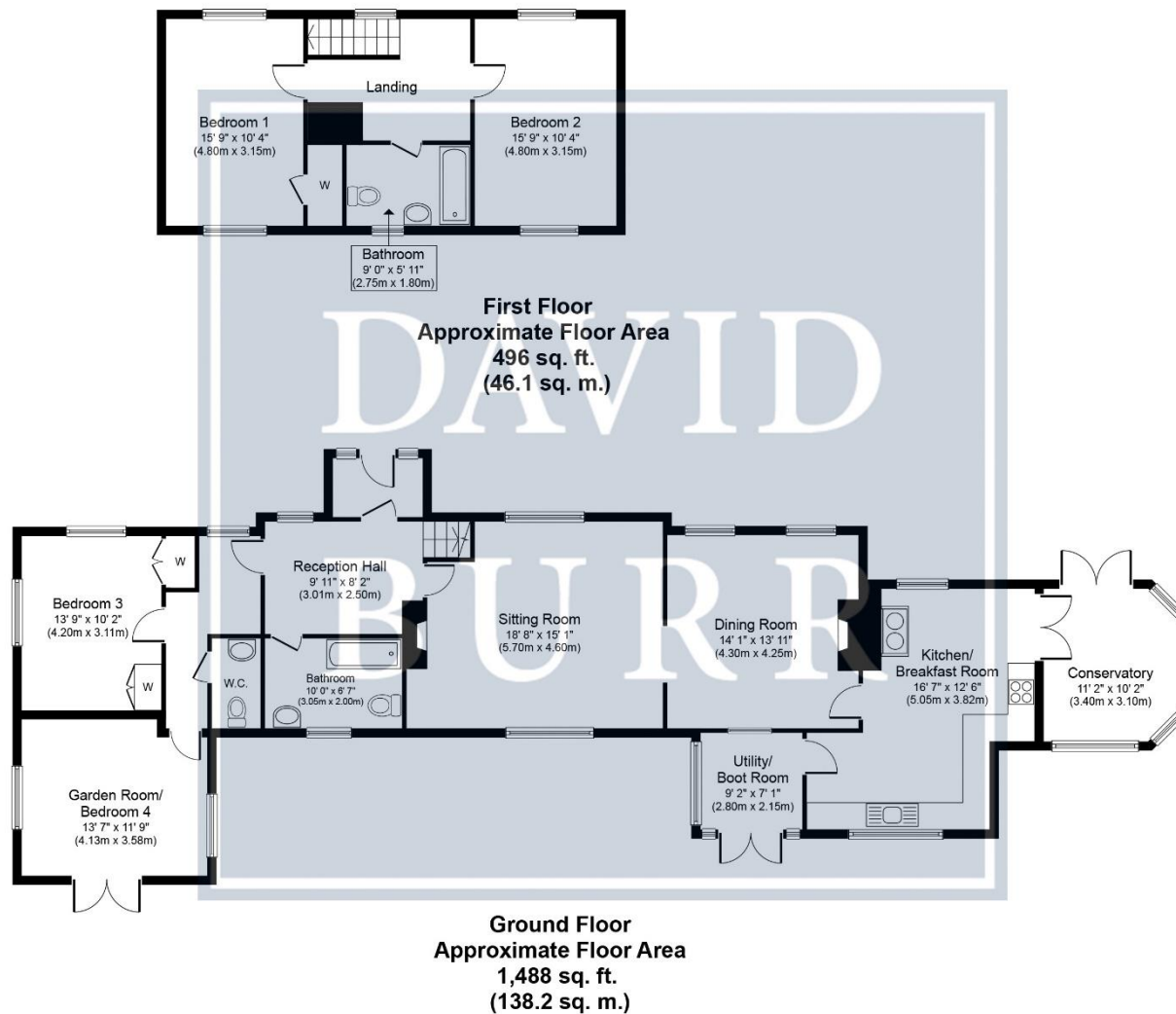
The accommodation comprises:

Reception hall	Sitting room
Dining room	Kitchen/breakfast room
Utility/boot room	Conservatory
Two bathrooms	Four bedrooms
Store	Garage/workshop
Log store	Stable blocks

Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

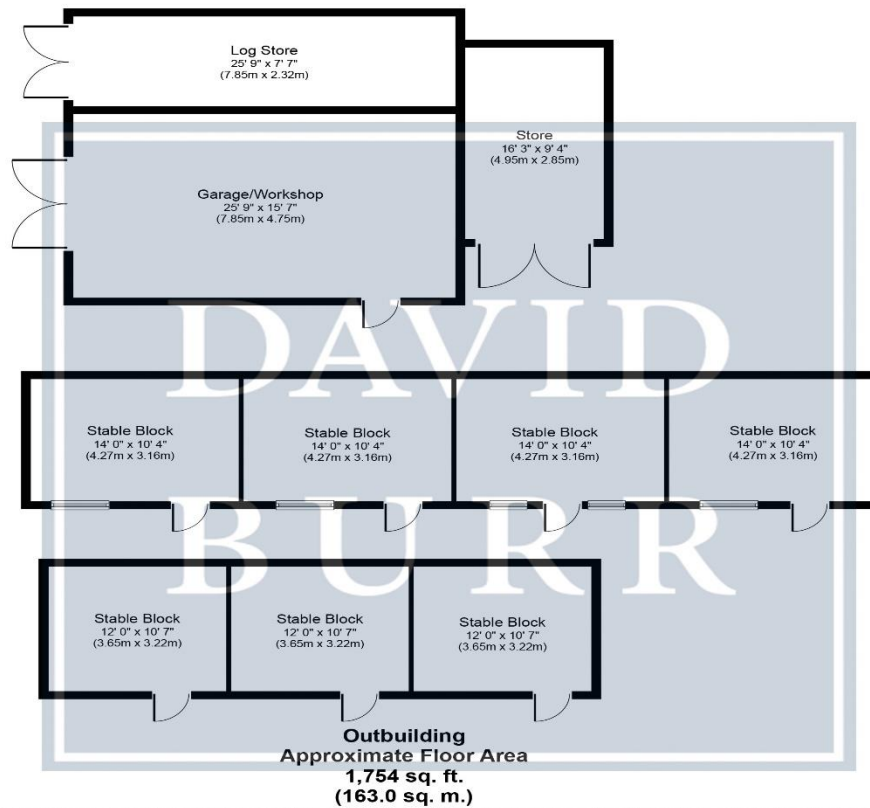




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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: This property is EPC exempt

Tenure: Freehold.

Council tax band: G.

What3words: <https://w3w.co/afraid.energetic.keeps>

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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