



DAVID
BURR

HENNY FARM, GREAT HENNY,
SUDBURY, SUFFOLK



HENNY FARM,

Great Henny, Sudbury, Suffolk

An unlisted yet characterful country house situated in a secluded rural location with stunning views over the Stour Valley and a range of high quality equestrian facilities together with an annexe.

Sudbury - 2 miles with commuter link to London Liverpool Street Station.

- Unlisted detached country house
- Four bedrooms
- 2 bath/shower rooms (one en-suite to master)
- AGA kitchen/dining/living room
- Sitting room
- Characterful drawing room with inglenook fireplace
- Separate snug/study or ground floor bedroom
- Utility/cloakroom
- Formal gardens
- Studio annexe
- Five loose bays plus tack room, store and hay barn
- High quality manege with mirrors
- Storage barn, tractor shed and double cartlodge
- Extensive grounds with numerous fenced paddocks
- Beautiful views over the Stour Valley
- Close to a highly regarded public house
- In all about 14 acres (sts)



LOCATION

Great Henny is a charming small hamlet standing on high ground on the south side of the Stour valley. The historic market town of Sudbury is about 2 miles north and its comprehensive amenities include a commuter rail link to London Liverpool Street.

THE PROPERTY

Henny Farm is a detached country house of considerable character which is thought to date back to the 1930s and which has been constructed with various reclaimed period materials providing a real sense of warmth and charm.

The house itself contains accommodation over two levels which includes a sitting room, drawing room, study/snug, AGA Kitchen/dining/living room and a utility cloakroom. Upstairs are four bedrooms, the master with en-suite, a family bathroom and a fifth dressing room/occasional bedroom. Outside, formal gardens surround the property with open expanses of lawn and a lovely outlook over toward the Stour Valley. A gravel driveway provides extensive off-road parking and leads onto a double cartlodge.

Within the grounds is a self-contained studio annexe which has the potential to provide an income on either short or long-term letting. Of particular note are the exceptional equestrian facilities which include extensive paddocks, five loose bays, a high-quality manege, tack room and hay barn. Various other outbuildings including a large weatherboarded barn and tractor shed provide further storage.

In all about 14 acres (sts).

POSTCODE: CO10 7NN

WHAT3WORDS: boat.suggested.butlers

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525).
Council tax band: F.

AGENT'S NOTES

A footpath runs east to west along the hedgerow between the upper and lower paddocks.

A security system is installed to cover the yard and outbuildings.



THE HOUSE

Front door leading to:-

ENTRANCE HALL: With exposed timbers and brickwork, space for coats and shoes, staircase rising to first floor and doors leading to:-

AGA KITCHEN/DINING/LIVING ROOM: 26'9" x 17'11" (8.15m x 5.46m) An exceptionally well-proportioned room with a lovely outlook over the rear gardens. The kitchen contains a matching range of base and wall level units with polished granite worksurfaces incorporating a butler sink with a faucet tap over and a drainer to side. Five door AGA range cooker with twin hotplates and additional warming plate, space for an American style free-standing refrigerator/freezer, Beko integrated dishwasher and an island providing additional storage. Plenty of room for a dining table and chairs and wood and glass panel doors leading to:-

SITTING ROOM: 16'3" x 15'7" (4.95m x 4.76m) A cosy room with a dual aspect outlook over the grounds and a central brick fireplace with an inset wood burning stove situated on a brick tile hearth with a bressumer beam over.

DRAWING ROOM: 23'7" x 14'6" (7.20m x 4.42m) A well-proportioned triple aspect reception room with open studwork in the middle creating two distinct spaces. Substantial inglenook fireplace with brick surround, parquet brick hearth and an oak bressumer beam. Wood and glass panel door opening onto the gardens.

STUDY/SNUG: 13'4" x 11'8" (4.07m x 3.56m) A versatile room which can be utilised in a number of different ways either as a further bedroom, study space or reception room.

UTILITY/CLOAKROOM: 10'1" x 6'7" (3.07m x 2.01m) With tiled flooring and a range of base level units with worksurfaces with space and plumbing below for a washing machine, WC, pedestal wash hand basin and a chrome heated towel rail.

First Floor

LANDING: With exposed timbers and a useful linen cupboard off and with doors leading to:-

BEDROOM 1: 17'11" x 14'10" (5.46m x 4.33m) A substantial double bedroom with a view over towards the rear gardens. Thumb latch door leading to:-

EN-SUITE: With a large shower, WC, a wash hand basin with storage below and chrome heated towel rail.

BEDROOM 2: 16'1" x 14'0" (4.91m x 4.26m) A further double bedroom with exposed timbers, access to loft storage space, feature fireplace and steps leading up to:-

DRESSING ROOM/OCCASIONAL BEDROOM: 10'4" x 10'2" (3.15m x 3.10m) A versatile space with fitted wardrobes and offering the potential to be used as either a dressing room, occasional bedroom or possibly an en-suite (subject to any necessary permissions).

BEDROOM 3: 13'5" x 11'11" (4.09m x 3.63m) A further double bedroom with a range of fitted storage and a view over the rear garden.

BEDROOM 4: 9'11" x 9'7" (3.01m x 2.92m) An ideal guest bedroom with an open outlook over neighbouring fields and fitted wardrobes.

BATHROOM: Containing a bath with a shower over, WC, pedestal wash hand basin and a chrome heated towel rail.

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

THE ANNEXE

Situated within the grounds of the property is a self-contained studio annexe to the rear of the cartlodge. The annexe provides the opportunity to generate an income through letting or for use as guest accommodation or a home gymnasium/studio space for an artist or other hobbies. Currently the accommodation contains:-

KITCHEN/LIVING/BEDROOM AREA 5.76m > 3.60m x 4.60m (18'8" > 11'8" x 15') An open plan space with tiled flooring and a dual-aspect outlook across the property's terrace and onto countryside beyond. Plenty of space for a large bed, dining table and for seating. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a four-ring Indesit hob with extractor fan over and stainless steel sink with mixer tap above, water tap, and drainer to side. Washing matching, refrigerator and electric Indesit oven included.

SHOWER ROOM: Containing a corner shower with tiled surround and glass sliding doors. W.C. pedestal wash hand basin with tiled splashback and a chrome heated towel rail.

Outside

Adjacent to the accommodation is an attractive stone-paved terrace with a sheltered area of seating which is enclosed by post and rail fencing and well-kept box hedging and which benefits from pretty views across the garden and onto open rolling countryside. There is the further benefit of a useful timber storage shed with power and light connected.

THE GROUNDS AND GARDENS

The grounds of the property measure approximately 14 acres (sts) and are primarily south facing with an outlook over the Stour Valley. We have been advised that the soil type is conducive to good equestrian use which combined with the gentle slopes of the land ensures excellent drainage. Given the gradient of the land and the direction they face the property offers the potential for use as a vineyard subject to any necessary permissions.

Adjacent to the property is stone paved terrace providing an area of outdoor seating and a pathway which leads towards the stables. The property is approached via a five bar gate which expands into a wide gravel driveway with extensive parking and in turn leads onto a:

DOUBLE CARTLODGE: 21'6" x 18'2" (6.55m x 5.54m) With two open bays providing sheltered parking.

GARAGE/STORE: 18'2" x 8'7" (5.54m x 2.62m) With double doors and power and light connected.

To the right hand side of the cartlodge lies a further five bar gate with a hardcore driveway which serves both the annexe and a substantial:-

BARN 32'3" x 17'8" (9.83m x 5.38m) With deep footings enabling the storage of up to 7.5 tonne vehicles/horse boxes. To the rear of which lies a further useful:-

TRACTOR SHED/GARDEN STORE: 25'11" x 15' (7.90m x 4.57m) Open fronted provided sheltered storage for a ride on mower etc. There are also two storage containers adjacent which will form part of the sale.

The driveway continues to a yard which lies in front of a range of stables of varying sizes, the largest of which measures 14' x 11'10". The stables benefit from rubber matting and automatic water troughs as well as a tack room, hay/feed barn and a covered washing area and storage room.

Numerous paddocks provide space for horses and ponies and/or livestock, some of which contains tornado fencing or electric fencing. A canter track leads from the lower paddocks back up to the stable yard.

Close to the stable block is a high quality manege finished with all-weather sports surface and mirrors. There is also space for a chicken run/coop.

EPC RATING: Band E - A copy of the energy performance certificate is available on request.

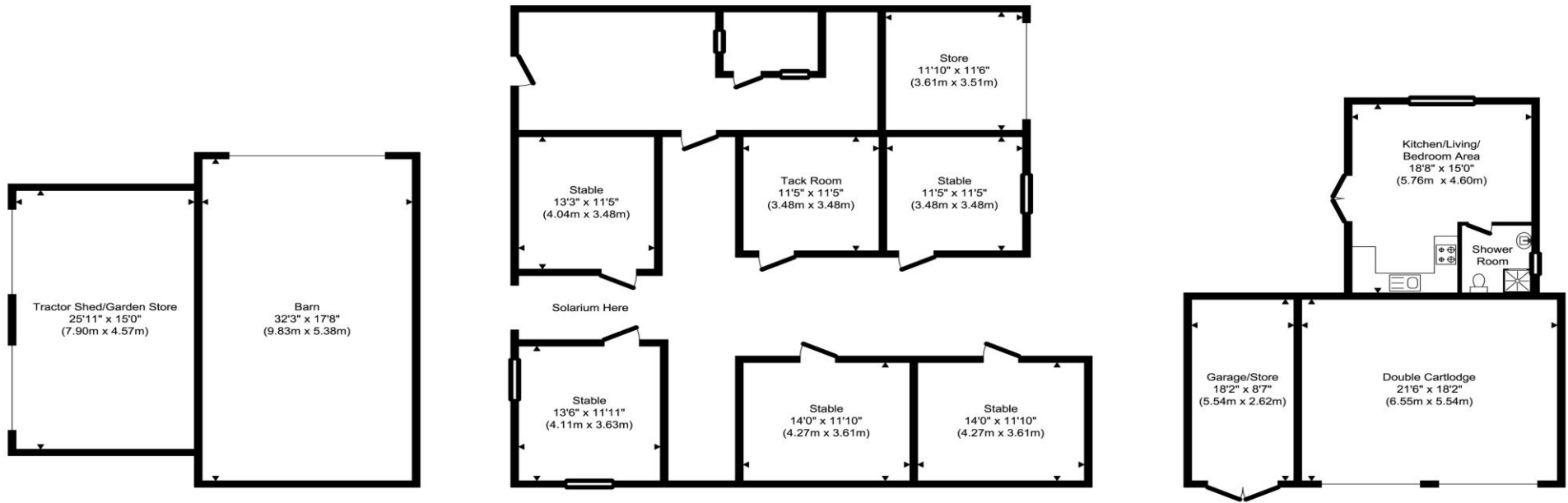
TENURE: Freehold.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

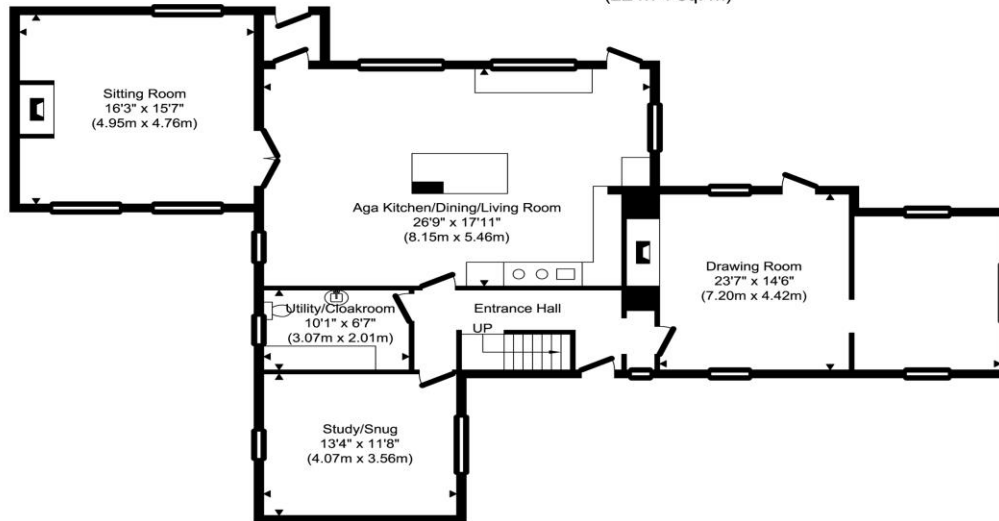




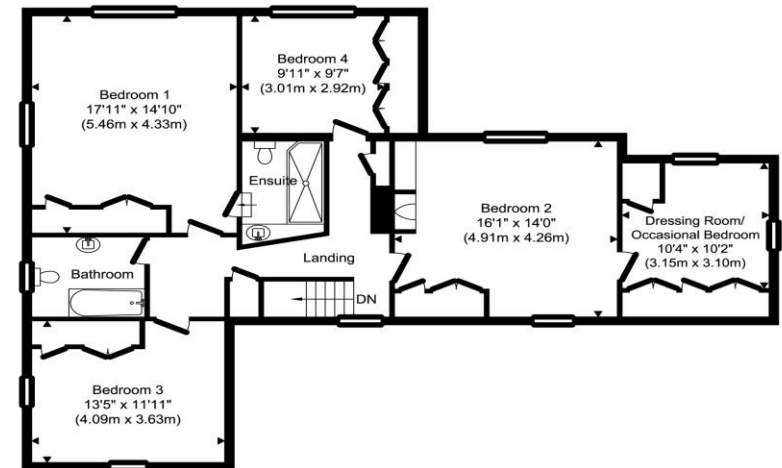


Outbuildings
Approximate Floor Area
2419.08 sq. ft.
(224.74 sq. m)

The Annexe
Approximate Floor Area
853.79 sq. ft.
(79.32 sq. m)



Ground Floor
Approximate Floor Area
1438.81 sq. ft.
(133.67 sq. m)



First Floor
Approximate Floor Area
1157.44 sq. ft.
(107.53 sq. m)

TOTAL APPROX. FLOOR AREA 5869.13 SQ.FT. (545.26 SQ.M.)
Produced by www.chevronphotography.co.uk © 2023





