



ORCHARD LEA

North End, Little Yeldham, CO9 4LQ

Guide price £595,000

DAVID
BURR



Orchard Lea, North End, Little Yeldham, Halstead, Essex, CO9 4LQ

Orchard Lea is a substantial detached single story property occupying a superb and secluded location within this small hamlet affording spacious and versatile family accommodation which is suitable for a variety of modern lifestyles.

A covered glazed front door opens to a suitably impressive split level vaulted dining hall which has attractive parquet flooring and tile effect flooring, a stunning vaulted ceiling with Velux windows and a mezzanine above. French doors from the dining hall open to an east facing terrace which overlooks the garden and there is a panelled door leading to a cloak/shower room. The main living area is of a semi-open plan layout with the sitting room situated to the rear of the property on the southerly aspect with French doors to the garden. There is appealing and contemporary oak effect flooring and an attractive multifuel burner set on a tiled hearth which provides a focal point. A glazed door leads to a rear lobby which provides useful storage space and this has attractive arched windows and an arched top door leading to a west facing terrace. A sliding door then accesses a useful alcove providing further storage.

The kitchen area is fitted with a range of floor and wall mounted units of a contemporary style with integral appliances to include an 'AEG' grill and oven, electric hob with extractor hood over, plumbing for a dishwasher and a wine cooler. There is a particularly impressive island unit with a breakfast bar and a one and a half bowl sink with a window overlooking the front garden. A panelled door opens to a useful tiled pantry, and a further glazed door leading to a practical utility/boot room which has plumbing for a washing machine, a tiled floor, floor mounted units with a stainless steel sink and the oil fired boiler and water softener. A covered door then leads to the courtyard to the side of the property.

A glazed door from the sitting room accesses an inner hall which has doors opening to the bedrooms. The principal bedroom is situated to the rear of the property and overlooks the garden, and is of a particularly generous size room and has a large picture window. There are two further generously proportioned bedrooms, one of which has built in wardrobes and the other overlooks the rear garden.

The bedrooms are served by a beautifully appointed and fully tiled family bathroom which has a rectangular bath, walk in shower cubicle, sink upon a vanity unit with storage and a matching WC. A second door from the inner hall access a lobby beyond which is a well appointed and fully tiled family shower room with a large walk in shower cubicle, sink on a vanity unit and a matching WC.

Outside

The property is approached via a gravel drive which is flanked by mature hedging and an expanse of lawn which boasts a variety of apple trees which provide a focal point. Beyond the drive is a large turning area which leads to the detached garage which is equipped with power and light and has twin electric roller shutter doors.

The gardens at Orchard Lea are a true delight and provide complete privacy and benefit from a southerly aspect. There is a large entertaining terrace to the rear of the sitting room accessed via French doors beyond which are paths adjacent to the property which are flanked by densely stocked herbaceous borders which hist a variety of plants and shrubs which provide year round colour and interest.

There are a number of mature specimen trees within the grounds which include Magnolia on the easterly aspect. Situated to the front elevation of the property is a delightful brick and flint building with a pan tiled roof which was a former bake house and now provides ideal office and studio space for those who wish to work from home, it is fully equipped with power and light, and has a cloakroom.

In all about 0.52 of an acre (sts).

The well presented accommodation comprises:

Secluded detached bungalow	Large south facing garden
Impressive vaulted dining room	Detached double garage
Semi-open plan kitchen/living space	Detached studio/home office building
Three double bedrooms	NO ONWARD CHAIN
Two bath/shower rooms	

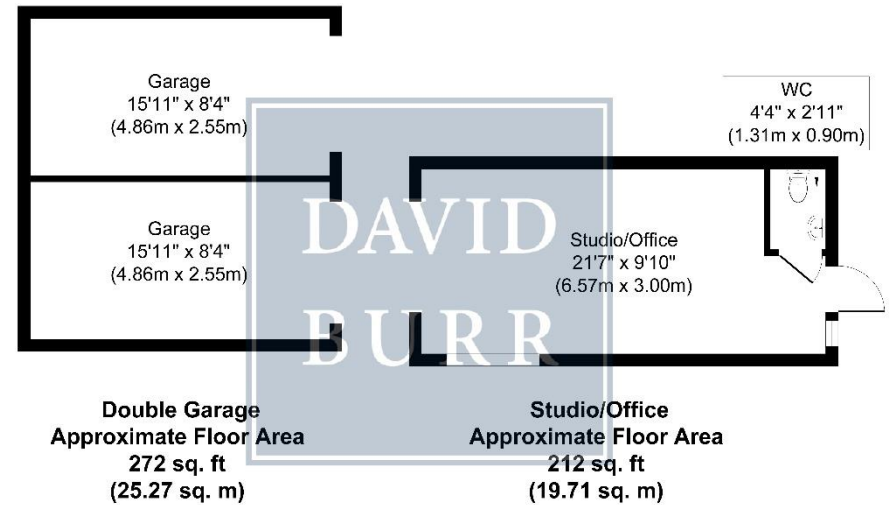
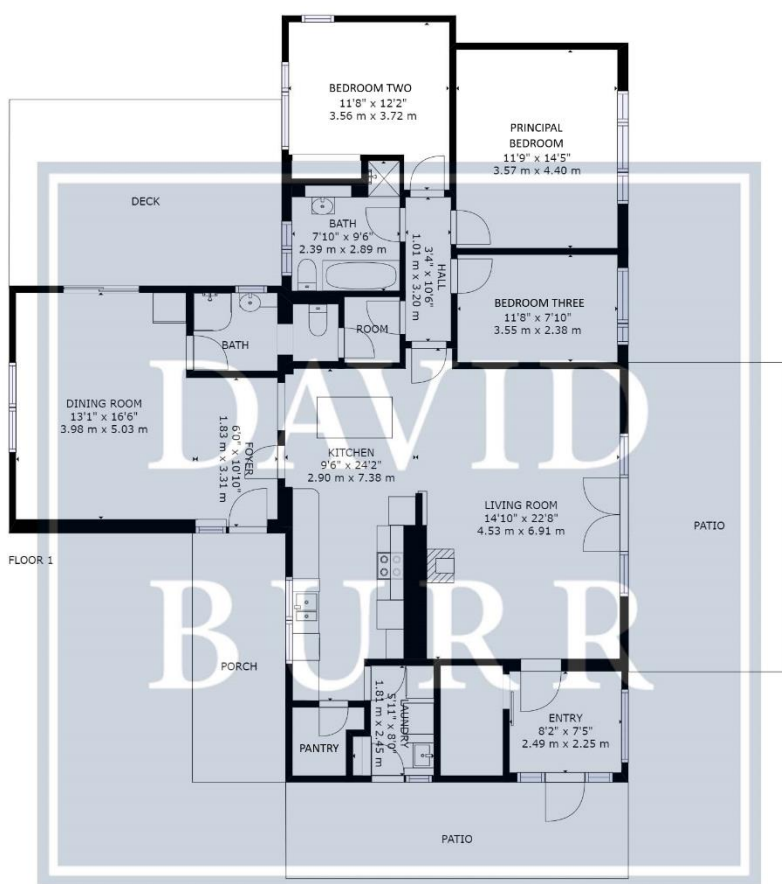
Location

Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors' surgery and vets for everyday needs, with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street.

Access

Halstead 5 miles	Braintree – Liverpool Street 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 min





GROSS INTERNAL AREA
 FLOOR 1: 1624 sq. ft, 151 m²
 TOTAL: 1624 sq. ft, 151 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Double Garage
 Approximate Floor Area
 272 sq. ft
 (25.27 sq. m)

Studio/Office
 Approximate Floor Area
 212 sq. ft
 (19.71 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 financing 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 (Septic tank).
- Oil fired heating to radiators. EPC rating: D Council tax band: E
- Tenure: Freehold
- Broadband speed: up to 6 Mbps (Ofcom).
- Mobile coverage: EE (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

Contact details

- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Clare (01787) 277811
- Leavenheath (01206) 263007
- Bury St Edmunds (01284) 725525
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