

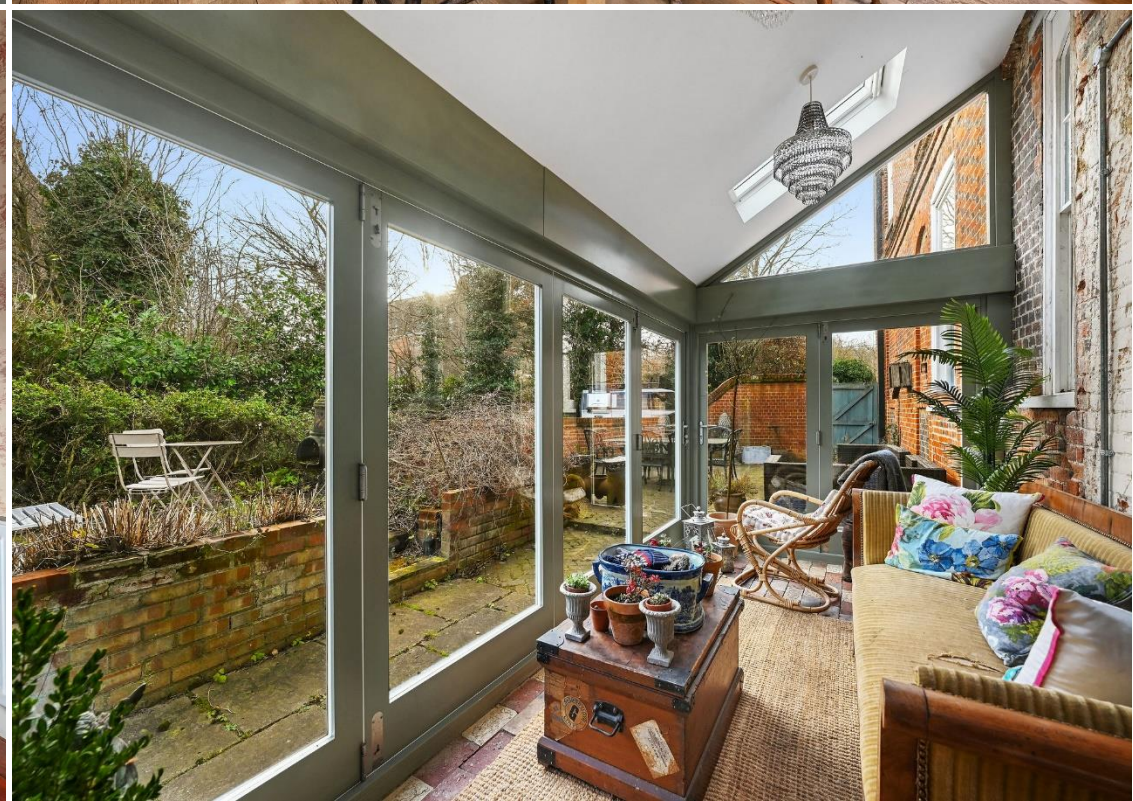


BLACK NOTLEY LODGE

Notley Road, Braintree, CM7 1HR

Guide price £1,150,000

**DAVID
BURR**







Black Notley Lodge, Notley Road, Braintree, Essex, CM7 1HR

Black Notley Lodge is an iconic and delightful late C17 early C18 family home, steeped in history. Architecturally the property has transitioned through several styles, influenced by social, industrial and artistic change making for a fascinating and intriguing building.

At a practical level the main house provides very impressive and balanced accommodation, with a diverse number of individual reception rooms offering great flexibility, all of which feel light and airy, the space being amplified by the wonderful ceiling heights and large window openings. The bedrooms to both first and second floor levels are all of an excellent size and the fine staircase with twisted balusters is both substantial and inspiring. The annexe provides the future owner an opportunity to offer family members or relatives autonomous living accommodation or a commercial income could be derived. The established and secluded grounds provide individual and contrasting areas of retreat without being over whelming and there is plenty of scope for the provision of outbuildings if required (stpp).

There is no doubt that Black Notley Lodge, which is a grade II* listed building, is an inspirational property and an absolutely superb example of a pre-industrial house substantially altered during Georgian and Victorian times. The house and annexe are impressive in size, and even though the immediate environment is urban, Black Notley Lodge has an almost semi-rural feel about it. Cumulatively these factors, and its convenience to major amenities, make for a unique acquisition.

Stone steps rise to a substantial and grand entrance door framed by a triangular pediment, which in turn opens to a wonderful entrance hallway and the main part of the house.

There are doors providing access to the principal reception rooms, a doorway at the far end leading to the rear courtyard and a magnificent staircase with turned balusters, timber hand rail and panelling ascending to the first floor, passing at half landing level a superb 3.3 meters high arched window.

The striking living room which extends through 9.5 meters presents a fine interior with windows to three elevations, two individually styled fireplaces and extensive wood panelling complimented by deep cornicing. French doors lead to the rear courtyard. The dining room, in balance with the living room, features a wonderful large paned sash window to the front. A fireplace provides the focal point and an opening with timber studs provides access through to the sitting room.

A substantial fireplace, chimney breast and wonderful wood panelling to the walls visually dominate the sitting room, combining to create a cosy, yet spacious room. There is trap access to the cellar, and a doorway opens to an inner hall and cloakroom. Stairs rise from the inner hall to a useful first floor storage room.

The kitchen/dining room features a range of bespoke cabinetry incorporating canopy for extractor hood and granite counter tops, butler sink, central island and granite top, AGA range and a separate cooker.

There are windows to three elevations for ample natural lighting and the room provides plenty of space to accommodate a large dining room table and armchairs. From the dining area there is a door way through to lovely garden room with bi-folding doors to two sides leading onto the patio area.

Beyond the kitchen/dining room is a well proportioned and very useful pantry/utility room and this room in turn links to a rear lobby with access to the gardens, courtyard and the annexe. The self-contained annexe presents beautifully and offers the occupant a very comfortable environment with a spacious bedroom, independent bathroom and very well-proportioned kitchen/living room overlooking the gardens and courtyard.

The first floor landing in keeping with the entrance hall is highly impressive, and flooded with light. A three-centre arch divides the space and there are doorways with substantial panelled doors providing access to three bedrooms, a bathroom and a concealed stair flight leading to the second floor level.

The bedrooms are all of a generous size with wonderful ceiling heights, impressive sash windows and fireplaces unique to each room. The principal bedroom features an ensuite with free standing slipper style bath and suite. Additionally, the family bathroom is a well-proportioned space.

On the second floor there are three further bedrooms, all of an excellent size and all sharing lovely detail including exposed timbers, exposed brick chimney breasts and fireplaces. The landing is a light and airy space ideal for a study desk and this level is supported by an independent shower room with quadrant shower cubicle.

Exterior

The property is approached via brick-pillared remote controlled wrought iron gates opening to the large gravelled driveway, this extends to the right of the building to provide additional parking.

Tall brick walls surround part of the plot, with mature and specimen trees interspersing the spaces. There are landscaped formal lawned gardens with well-stocked plant and shrub borders. A paved courtyard terrace is situated behind the main building square to the kitchen and annexe. Adjacent to the garden room is a brick-laid patio ideal for al fresco dining.

Black Notley Lodge is situated on the periphery of thriving Braintree, with its mainline station offering links to London Liverpool Street and excellent access to A120/M11. There is a wide range of shops, supermarkets and eateries, with even further recreational and well-regarded educational facilities in Chelmsford just over 11 miles distant. Picturesque Great Notley Country Park is just 3 miles from the property and caters for numerous outdoor pursuits. The area offers a wide range of state schooling including Great Leighs Primary School, Chelmer Valley High School and Notley High School and Braintree Sixth Form together with several noted independent schools including Felsted, New Hall, St. Anne's and St. Cedd's.

The well presented accommodation comprises:

Six double bedrooms

Garden room

Exceptional living room

Self contained annexe

Dining room & Sitting room

Substantial cellar

Open plan kitchen/dining room

Large parking area and electric gates

Laundry room

Ideal for access to railway station

Set within 0.52 of an acre

Convenient for major trunk roads

Location

The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

Access

Colchester 16 miles

Braintree – Liverpool Street 60 mins

Chelmsford 14 miles

Stansted Approx 30 mins

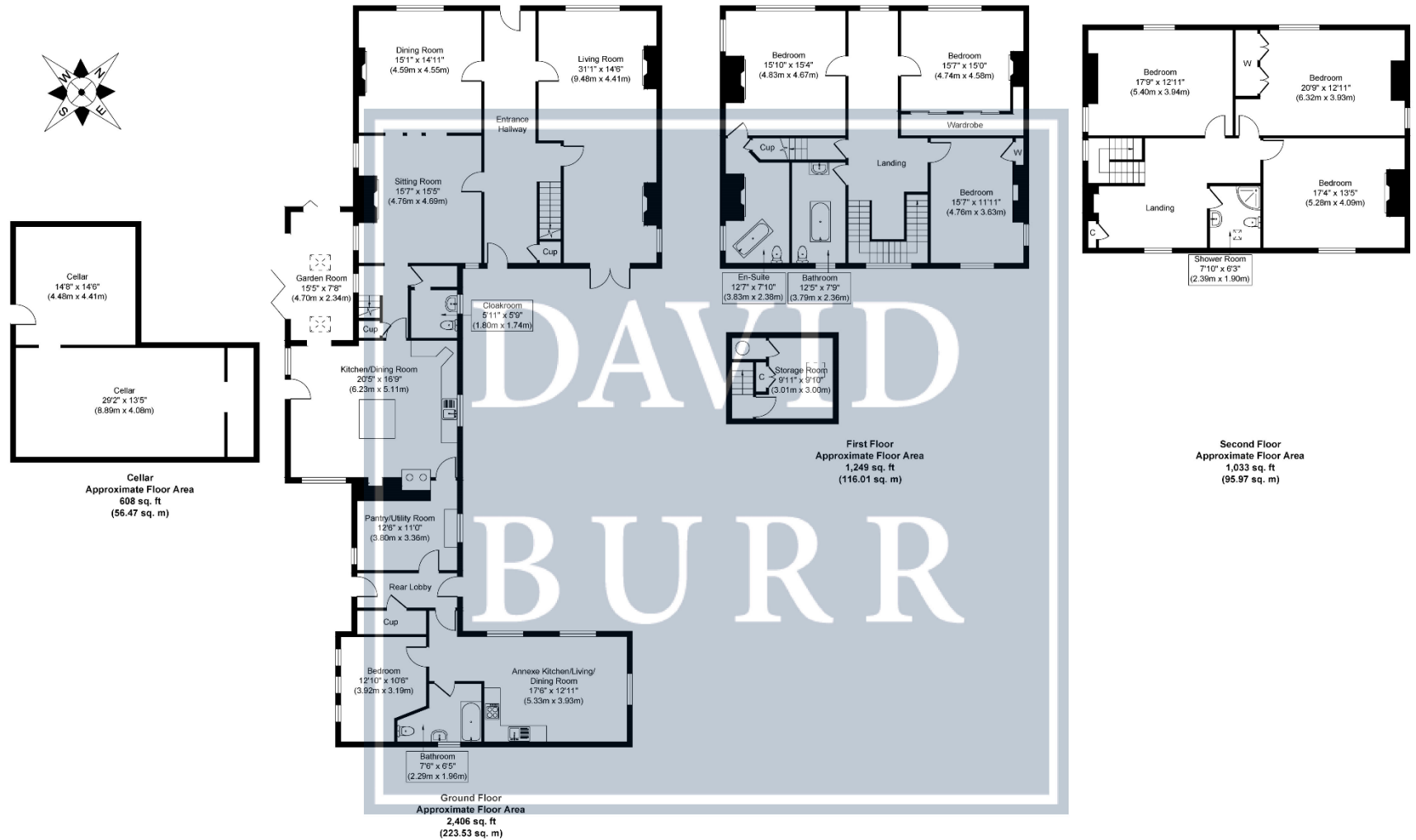
Bishops Stortford 21 miles

M25 J27 approx 40 mins

Agents Note;

We understand that 1 & 2 Black Notley Lodge Mews each benefit from a right of way over the entrance driveway (before reaching the electric gates).





Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: N/A Council tax band: G

Tenure: Freehold Listed ID: 1171947

Broadband speed: up to 2000 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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