

Country House: Sible Hedingham, Halstead

Guide Price
£950,000

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Lot 1 - A 17th Century characterful timber framed 4/5 bedroom farm house with a range of modern farm buildings and 4.64 ha, (11.46 acres) of land.

DETAILS

Barr Hall has been in the same family ownership since the early 1960's. The property forms the principle house and farmyard of a larger farm that extends in total to 710 acres, being offered for sale as a whole or in up to 8 lots. This lot includes Barr Hall farmhouse, a grade II listed dwelling, together with 20,000 sq ft of farm buildings that are set around a large concrete yard and over 7 acres of land.

LOCATION

Barr Hall Farm is located to the west of Sible Hedingham, a large village with some local shops. There is a wider range at Halstead and more extensive shopping facilities at Sudbury and Colchester.

Access to the trunk road network is either by the A120 dual carriageway at Braintree (10 miles), the A12 at Colchester (20 miles) or the A14 at Bury St

Edmunds (25 miles). There is a mainline railway station at Colchester with branch lines at Braintree and Sudbury.

BARR HALL FARMHOUSE

A timber frame farmhouse that is believed dates back to the 17th Century or earlier. It is Grade II listed and has a single storey extension that was constructed by the present owners. From the central hallway there is access to the three principal reception rooms, all which are a good size and two of which benefit from open fireplaces. There are exposed timber beams to the lounge and stripped pine doors to all the rooms. The kitchen has fitted oak front units, Neff hob and oven, a two oven electric AGA, and breakfast area. Beyond the kitchen is the farm office with views over the farmyard. On the first floor there are four good sized bedrooms and two large bathrooms. A further room has been used for storage but could be converted to add a fifth bedroom. With some updating the house has ample space to provide a modern family living space.

The Hall was re-roofed in 2001 and has recently undergone and overhaul of electricity supply.

To the front and side of the house is the garden, which is mainly laid to lawn and includes mature flower beds and shrubs. At the rear of the house is a covered patio. To the side are garages and a carport (see below).

FARM BUILDINGS

The modern farm buildings are set back and separated from the house by a large concrete yard.

To the south of the house is a small range of buildings that are partly used for domestic purposes.

Cart Lodge - 4.9m x 8.7m + 11.2m x 4.2m.

A traditional timber frame barn that is weatherboard clad under a pantile roof. The barn is part open-fronted and has a mixture of a concrete and brick floor.

Carport/Garage - 30.0m x 6.6m.

Part open-fronted constructed of brick with concrete piers to form six bays with two garages to one end.

Beyond this are the main farm buildings:

Grain store 1 - 22.9m x 15.2m.

Concrete portal frame construction with concrete block walls, corrugated

asbestos sheet cladding and roof. This building has a concrete floor with low volume aeration ducts.

Grain store 2 - 27.6m x 15.3m.

Concrete portal frame construction with concrete block walls, corrugated asbestos sheet cladding and roof. This building has a concrete floor and part of the side wall is in need of repair.

Machinery Barn - 23.0m x 9.1m.

Situated between the two grain stores and constructed of a concrete frame with a corrugated asbestos sheet roof. The building has a concrete floor and is open-fronted.

Machinery Store - 27.6m x 9.1m.

A lean-to on grain store 2. Concrete portal frame with concrete block walls to side and rear, asbestos sheet cladding and a fibre cement sheet roof.

Workshop - 7.0m x 4.7m + 7.6m x 6.3m.

Rendered brick and block, in part traditional timbers with corrugated iron roof and concrete floor. Access is via a roller shutter door.

Redundant dryer - 11.1m x 12.0m.

Concrete portal frame with block walls, corrugated asbestos sheet cladding and roof. The building houses 9,000 litre diesel tank. To one side of the building are 8 x 40 tonne galvanised Crittal grain bins.

Livestock buildings

To one side of the modern farm buildings are some former livestock buildings that are currently used for general storage including the chemical store for the farm. These are all of a similar construction being of brick with steel truss frame roof covered with corrugated asbestos sheeting. The buildings have concrete floors and comprise:

- Calf shed - 18.3m x 9.6m.

- Cow shed - 39.5m x 10.8m + 23.0m x 6.8m.

- Bull pen - 5.0m x 9.8m.

Adjacent to the garage is a petrol pump with underground tank.

Adjoining the buildings are further areas of grass and a former tennis court that is used for general storage.

LAND - 2.74 HA, (6.76 ACRES)

Adjacent to the farm buildings is an arable field and woodland extending to 2.74 ha, (6.76 acres).

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Barr Hall is being offered for sale by private treaty as a whole or in lots.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession.

INGOING VALUATION

The purchaser will pay for all crops and cultivations at a figure to be assessed by the vendors agent, which may include a figure for enhancement.

EARLY ENTRY AND HOLDOVER

Early entry may be taken following exchange of contracts and the payment of an additional 10% deposit.

The vendor reserved the right of holdover to store crops and machinery in the farm buildings for a period up to 31st December 2017.

The vendor reserves the right of holdover for the purposes of holding a farm machinery sale.

The vendor reserves the shooting rights until the end of the 2017/18 shooting season.

BPS

The farm has been registered for the Basic Payment Scheme.

An appropriate number of Basic Payment Scheme entitlements shall be transferred to the purchaser(s) following completion. The vendor have claimed and shall retain the 2017 Basic Payment. The purchaser shall indemnify the vendor in respect of cross-compliance for the 2017 Basic Payment Scheme year.

SERVICES

The farm has a private borehole supplying water to Barr Hall, the farm buildings and four further cottages that form part of the farm. The supply is regularly tested and the supply pipes have recently been replaced. The tenants for the cottages are not charged for any water used.

Barr Hall Farmhouse - Mains electricity as a sub-supply from the farm buildings. Private drainage. Some rooms have the benefit of night storage heaters.

Farm Buildings - Single and 3-phase electricity.

FIXTURES AND FITTINGS

Unless otherwise described all fixtures and fittings are excluded from the sale.

SPORTING, MINERAL RIGHTS AND TIMBER

The sporting, mineral rights and timber are included in the sale insofar as they are owned.

COUNCIL TAX

Barr Hall Farmhouse - Band F

POSTCODE

CO9 3LR

LOCAL AUTHORITY

Braintree District Council. T: 01376 552525. E: csc@Braintree.gov.uk. W: www.braintree.gov.uk.

Essex County Council. T: 0345 743 0430. E: contact@essex.gov.uk. W: www.essex.gov.uk.

LEGAL

VAT

The sale price of the property is exclusive of VAT.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not. Your attention is drawn to the following:

-There are various public rights of way that affect the property.

- Should the farm be sold in lots there will be reservations in respect of services to the adjoining properties.

Further detail are available from the vendor's agents on the request.

HEALTH AND SAFETY

Given the potential hazards of a working farm all viewings must be accompanied. Viewings strictly by appointment with Whirlledge & Nott -

01268 783377 or 07769 308295.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

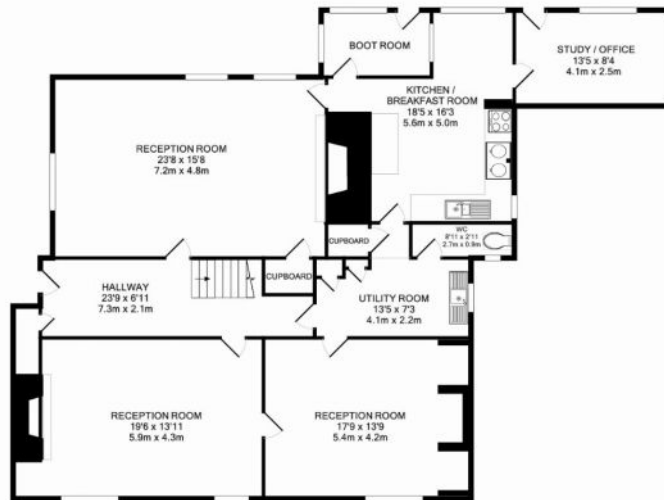
VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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Land • Property • Development

Total Floor Area: 2,957 SQ.FT (274.7 SQ.M) Approx.
Ground Floor: 1,637 SQ.FT (152.1 SQ.M) Approx.
First Floor: 1,320 SQ.FT (122.6 SQ.M) Approx.



This floor plan shows a 1000 sq ft house with three bedrooms and two bathrooms. The layout includes a central hallway connecting the rooms. The top section features a bedroom (14'7" x 10'5", 4.4m x 3.2m), a bathroom (10'10" x 8'6", 3.3m x 2.6m), a store room (15'4" x 9'5", 4.7m x 2.9m), and a wardrobe. The bottom section features a bedroom (13'11" x 8'11", 4.2m x 2.7m), a bathroom (9'10" x 7'1", 3.3m x 2.5m), a bedroom (13'10" x 11'8", 4.2m x 3.6m), a box room (8'4" x 5'4", 2.6m x 1.6m), and a wardrobe. A landing area is located between the two bedrooms on the left. The plan also shows a kitchen area with a cupboard and eaves storage, and a bathroom with a bathtub and eaves storage.

Top Section:

- Bedroom: 14'7" x 10'5" (4.4m x 3.2m)
- Bathroom: 10'10" x 8'6" (3.3m x 2.6m)
- Store Room: 15'4" x 9'5" (4.7m x 2.9m)
- Wardrobe
- Hallway
- Cupboard
- Eaves Storage

Bottom Section:

- Bedroom: 13'11" x 8'11" (4.2m x 2.7m)
- Bathroom: 9'10" x 7'1" (3.3m x 2.5m)
- Bedroom: 13'10" x 11'8" (4.2m x 3.6m)
- Box Room: 8'4" x 5'4" (2.6m x 1.6m)
- Wardrobe
- Landing

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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