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## COACH HOUSE, HIGH STREET, GREAT YELDHAM, ESSEX, CO9 4EY

- Halstead 7 miles
- Sudbury 8 miles
- Braintree 12 miles
- Colchester 20 miles

Converted period building • Detached two-bedroom annexe • Village centre position • Host of individual features • Large south facing, secluded garden  
Exposed studwork & ceiling timbers • Inglenook fireplace with log burning stove • Three reception rooms and study • Three principal bedrooms, one with ensuite bathroom • Family shower room

### DESCRIPTION

Converted approximately forty years ago, possibly from a former granary or similar ancillary building associated with Grove House, Coach House provides comfortable family accommodation with the detached annexe making the property ideal for dual generation occupation, working from home or holiday accommodation (subject to the relevant planning consents).

With a wealth of exposed timbers, large inglenook fireplace and lead light windows, the house provides generous well-proportioned accommodation including sitting room with large inglenook fireplace, separate dining room, AGA kitchen/breakfast room, study, and lovely garden room and therefore an internal inspection is unreservedly recommended to appreciate the home on offer.

### OUTSIDE

Tucked away in the heart of the village the gardens to this lovely property is an unexpected feature with the plot extending to approximately 0.25 of an acre. South facing and well screened, the gardens provide the occupants with a most pleasing degree of privacy and seclusion.

**A UNIQUE DETACHED HOME WITH A HOST OF INDIVIDUAL CHARACTERISTICS, QUIETLY TUCKED AWAY IN THE HEART OF THE VILLAGE WITH A SELF-CONTAINED TWO BEDROOM ANNEXE**





The property is approached over a shared gravel driveway with ample parking together with a covered parking area.

### LOCATION

Yeldham is a thriving Essex village with a good range of day to day amenities including a village store, newsagents, post office and doctors surgery. The nearby towns of Braintree, Halstead and Sudbury all offer a wide range of shopping and recreational facilities.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity & drainage  
Oil fired central heating

**Local Authority:** Braintree District Council

**Council Tax:** Band F (House)

**Council Tax:** Band A (Annexe)

**Viewing:** By appointment with Carter Jonas  
T: 01787 882881

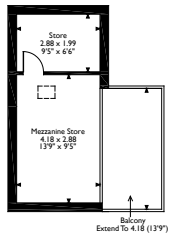
**What3Words:** ///slowly.unity.butterfly



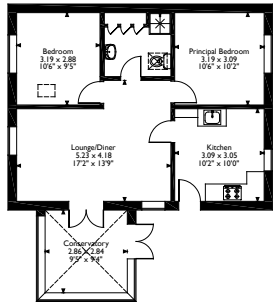


# Coach House, High Street, Great Yeldham

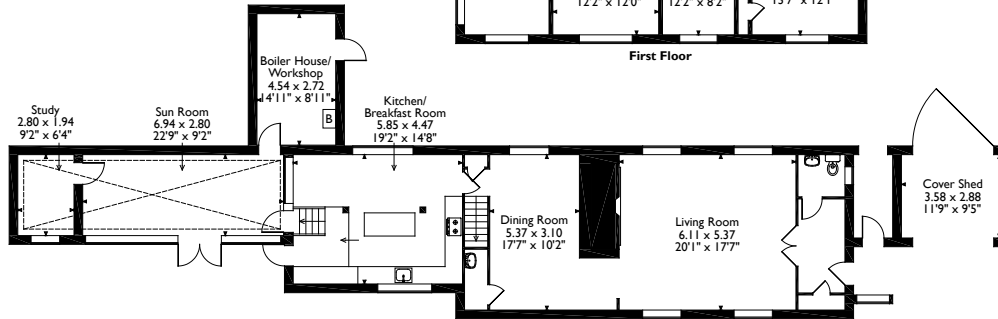
Approximate Gross Internal Area  
Main House = 216 Sq M/2325 Sq Ft  
Annexe = 84 Sq M/905 Sq Ft  
Total = 300 Sq M/3230 Sq Ft



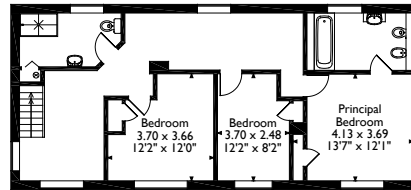
Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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