



HERDS PASTURE

Old Barn Road, Mount Bures, Essex

Carter Jonas

HERDS PASTURE, OLD BARN ROAD, MOUNT BURES, BURES, ESSEX, CO8 5AH

Bures – 1 mile
Sudbury – 7 miles
Colchester – 8 miles
Ipswich – 22 miles

'High-status' jettied timber frame • Host of fine period features • Mullion and leaded windows • Fine inglenook fireplace • Wealth of exposed timbers • Generous ceiling heights • Grounds of approximately 3.67 acres • Substantial detached barn • Tremendous scope for remodelling and updating • Wonderful far reaching countryside views.

DESCRIPTION

Justifiably listed Grade II as being of architectural or historical interest, Herds Pasture is a wonderful example of historic vernacular architecture, with origins reputed to date back to the 14th/15th Century as an 'open hall' benefiting from a later high-status 17th Century jettied cross-wing demonstrating and displaying the wealth and status of the original owner. Of original timber frame construction with rendered and colour washed elevations under a pitched and hipped gabled peg tiled roofline, the house has been significantly extended in more recent years to provide generous and flexible accommodation retaining a host of original characteristics including a wealth of exposed timbers, lead-light windows and fine open fireplaces.

AN HISTORIC MEDIEVAL COUNTRY HOUSE REQUIRING ELEMENTS OF UPDATING, STANDING IN SECLUDED GROUNDS IN EXCESS OF 3.5 ACRES INCLUDING FORMAL GARDENS AND WOODLAND AND ENJOYING WONDERFUL FAR-REACHING VIEWS







In common with properties which have remained in the same family ownership for many decades, today, various aspects of the accommodation are undoubtedly 'somewhat dated' by modern standards and the house would benefit from updating and refurbishment with possibly the kitchen being relocated to the position of the current garage and further reconfiguration.

OUTSIDE

Irrespective of the investment made in refurbishment of the house, it would be nigh impossible to make Herds Pasture too good for the setting and location the property enjoys. Standing in grounds in excess of 3.5 acres comprising formal gardens and woodland and with no immediate neighbours, the position affords the occupants a superb degree of privacy together with wonderful far-reaching views to the rear over undulating countryside and woodland beyond. Accessed via a spur from the main driveway, a relatively modern detached barn sits in rear corner of the grounds providing excellent storage, workshop, or subject to the relevant planning consents, outstanding scope to be converted into ancillary annexe accommodation.



LOCATION

Located on top of the hill Mount Bures is approximately a mile south of the historic village of Bures. Sitting on the Suffolk/Essex border, Bures St Mary and the neighbouring Bures Hamlet (divided by the river Stour) have a thriving community and are well served by a good range of everyday amenities including village stores, post office, historic village inns and the magnificent parish Church of St Mary. The village further benefits from a rail link via Marks Tey to London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: It is understood that mains electricity and water are connected. Drainage via private system. Oil fired central heating to radiators.

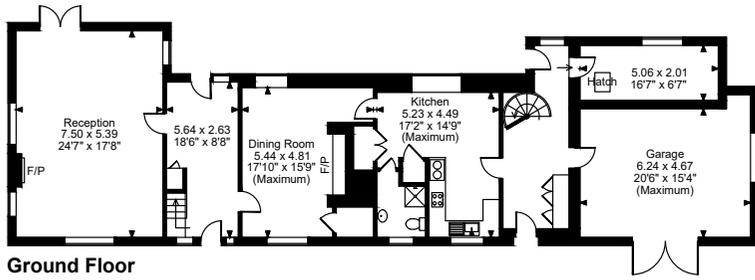
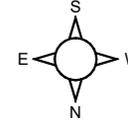
Local Authority: Colchester District Council - BAND G

What3Words: ///shining.landowner.character

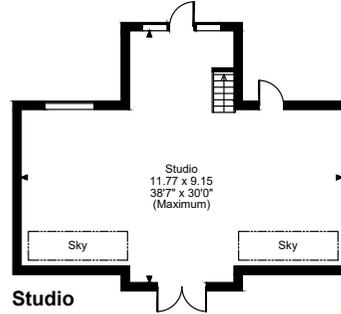
Viewing: By appointment with Carter Jonas 01787 882881



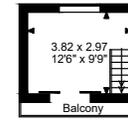
Herds Pasture, Old Barn Road, Mount Bures, Bures
Approximate Gross Internal Area
Main House = 3,295 sq ft / 306 sq m
Garage = 318 sq ft / 30 sq m
Studio = 974 sq ft / 90 sq m
Shed = 326 sq ft / 30 sq m
Total = 4,913 sq ft / 456 sq m



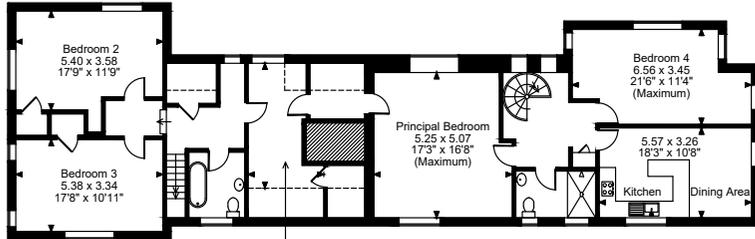
Ground Floor



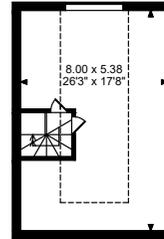
Studio Ground Floor



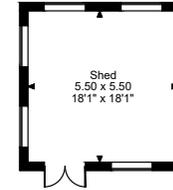
Studio First Floor



First Floor



Loft



Shed

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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