

Pond House,
Gestingthorpe,
Essex

Strutt
& Parker

Land and property. Since 1885.



5,281 sq ft (490.4 sq m)

6 bedrooms | 4 reception rooms | 4 bathrooms

Coach House | Swimming pool | Garaging

Outbuildings | About 4.7 acres

Guide price £1,250,000

A substantial country farmhouse with coach house and grounds.

The property
Believed to date originally from the 15th Century with later 19th Century additions, Pond House was previously known as Parkgate Farm and recently renamed as Pond House. This fine Hall House is constructed of timber framing with white rendered façade, and internally it offers versatile accommodation over two floors. To the ground floor are four formal reception rooms of fine proportions, combined with an office, boot room, butler's cupboard, and cloakroom, whilst most notable is the spacious kitchen/breakfast room with walk-in pantry. Much like the rest of this fine home, the kitchen has been recently renovated with bespoke cabinetry, feature island, log burner, and Everhot. There is also access to the cellar from the ground floor. To the first floor, are potentially six bedrooms and four bathrooms, though the current owners have created a wing designated as an annexe ideal for guests with its separate staircase and external door allowing this to be independent should it be required. Bearing its central position within its grounds, views can be enjoyed from every direction.

In addition to the main house, the property benefits from a wide range of outbuildings including garaging and stores, a beautifully converted former outbuilding that is now a stunning studio or home office, and a two-storey Victorian red brick Coach House with original stables. This building has lapsed Planning and Listed Building Consent to convert into a two-storey holiday let.

Approached by estate style gate and fencing, Pond House has an impressive gravelled driveway leading to both a turning circle to the front, with additional parking and access to the garaging and outbuildings to the rear and side. A large pond sits to the front of the property, whilst the majority of the grounds are sprawling lawns with mature hedging and specimen trees. There is a small wood with an impressive display of snowdrops in January and wild garlic in March. Also within the grounds is an outdoor heated (via an air source heat pump) swimming pool, a kitchen garden with wooden raised beds, an orchard and a paddock for grazing horses/livestock.



Location
The property is situated in a peaceful adopted rural lane which is a no through road, continuing into an unmade Byway for hacking and a country stroll into the village of Gestingthorpe. The lane comes out close to The Pheasant Pub/Restaurant. The property is surrounded by enviable open countryside with a terrific network of bridleways and public footpaths within the vicinity with access to both Gestingthorpe and Castle Hedingham, where the Norman 'Hedingham Castle' stands.

The general area is popular for country pubs, village tearooms, boutique shops and farm shops. Gestingthorpe and Castle Hedingham lie on the edge of the Colne Valley, equidistant from the market towns of Halstead and Sudbury, either side of the Essex/Suffolk border. The town of Halstead nearby has an independent high street with shops, restaurants and several public houses as well as a local supermarket.

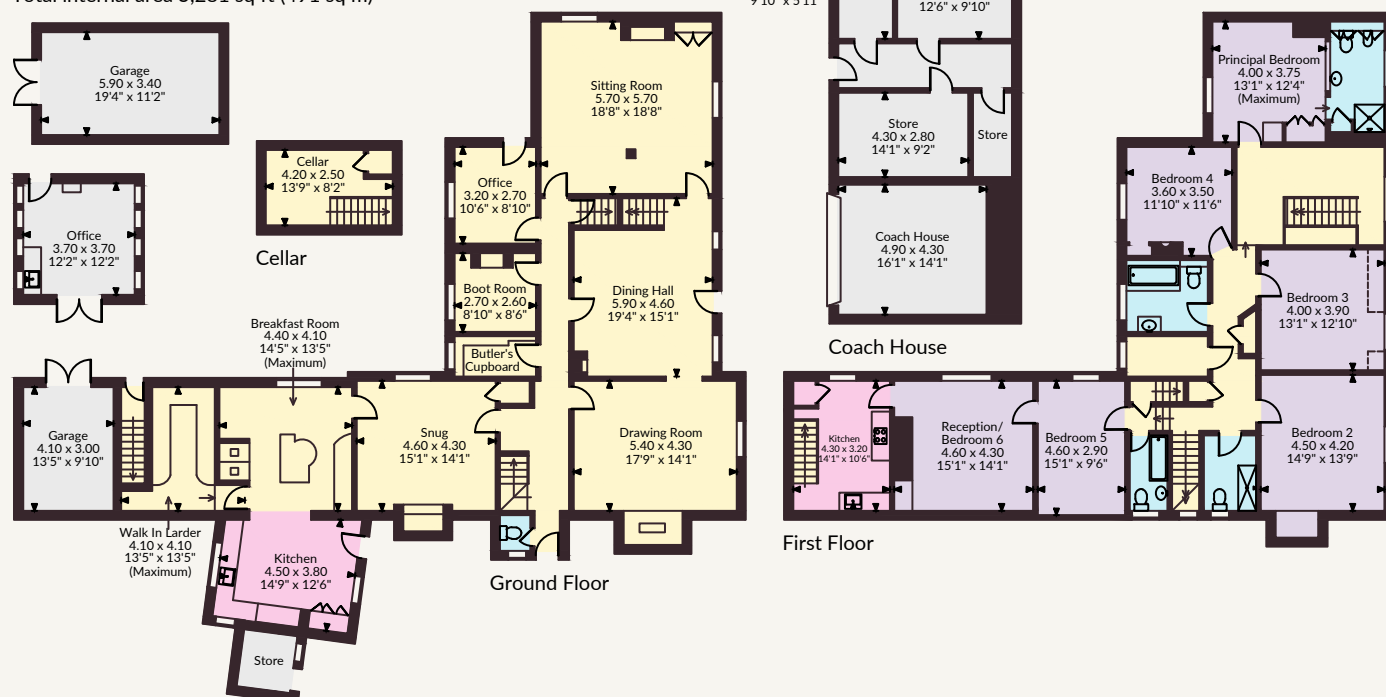
For the city commuter, there is a regular train service to London's Liverpool Street which can be reached from Braintree station (average journey time 58 minutes), Marks Tey station (average journey time 56 minutes) and/or Witham station (average journey time 45 minutes). Both Witham and Braintree offer a direct service into London Liverpool Street. There is also access onto the A12 at Witham and the National Motorway Network.

Postcode region: CO9

General
Local Authority: Braintree District Council
Services: The property has a private water supply by way of a borehole. Mains electricity. Private drainage with Klagester treatment plant. Oil fired central heating and air source heat pump.
Council Tax: Band G
EPC Rating: D
Internet access via Starlink
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Pond House Delvyns Lane, Gestingthorpe
 Main House internal area 4,147 sq ft (385 sq m)
 Limited Use area(s) 19 sq ft (2 sq m)
 Garages internal area 342 sq ft (32 sq m)
 Outbuilding internal area 773 sq ft (72 sq m)
 Total internal area 5,281 sq ft (491 sq m)



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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