



Beautifully positioned farmhouse with stunning views

Sheepcote Farm, Great Henny, Sudbury, Suffolk CO10 7LR

Freehold - No chain



5 bedrooms • 2 bathrooms • 3 reception rooms • 2 bed holiday cottage • granary barn/guest flat & games room • delightful gardens & barns • swimming pool, tennis court & lovely gardens • About 3.25 acres

Local information

Sheepcote Farm is superbly set at the end of a long drive yet within walking distance of a popular riverside pub/restaurant, The Henny Swan. This part of the Stour Valley, on the Essex/Suffolk borders, is known for its exceptional beauty with gently undulating countryside either side of the River Stour. The house enjoys a private and elevated setting making this an enviable location. Great Henny is on the edge of Sudbury which offers a wide range of everyday amenities including shops, schools, sporting facilities, supermarkets plus a branchline station which connects onto the mainline at Marks Tey for London Liverpool Street. Neighbouring Bures also offers a branchline station and good facilities, whilst there are mainline stations at both Marks Tey and Colchester (fastest trains from 50 mins). Highly regarded schools in the area include the top grammar schools in Colchester. There are wonderful country walks from the property plus rowing on the River Stour.

About this property

Sheepcote Farm is believed to date back to 1770 and is Grade II Listed of Special Architectural or Historical Interest. The house is constructed from timber frame with rendered elevations under pitched peg tiled roofs and features a wealth of exposed beams, stud work, open fireplaces and wooden and stone floors. To the side of the house is a converted granary barn with a games room/studio on the ground floor and guest use/self

contained accommodation on the first floor. There is also a detached period cottage on the eastern side of the main house of brick base, timber frame and pantiled construction which has been successfully run as a holiday cottage. There area also two traditional Suffolk barns.

The house takes full advantage of the outstanding views over the gently undulating countryside and of Great Henny church.

OUTSIDE

Sheepcote Farm is approached off a country lane in a secluded setting with a long drive leading through established trees culminating in front of the first traditional Suffolk barn. A pathway leads to the main house and on one side from the house is the granary barn with a summerhouse/gym beyond. There are attractive formal gardens to the west with a pond and a large yew hedge with flower beds and box garden. The south facing front gardens are mainly lawned with open views over the rolling countryside. To the east of the house is the cottage with an adjoining brick outbuilding used for wood storage. There is also an outhouse used as a utility/store. The swimming pool is set in a partly walled and sheltered garden and fronts one of the barns. There is a vegetable garden, greenhouse, compost area and further barn used for storage and which has a well that can act as an overflow for the garden irrigation. Beyond this is the hard tennis court.





DIRECTIONS

From London take the A12 eastwards and from Colchester and Ipswich take the road to Bures. In Bures take the signpost to Lamarsh. Proceed through Lamarsh and on to Henny Street. Take a left turn signed to Middleton and the entrance to Sheepcote Farm will be seen on the left as the road bends to the right.

Tenure

Freehold - No chain

Local Authority

Braintree District Council -
Council Tax band G

Viewing

Strictly by appointment with
Savills









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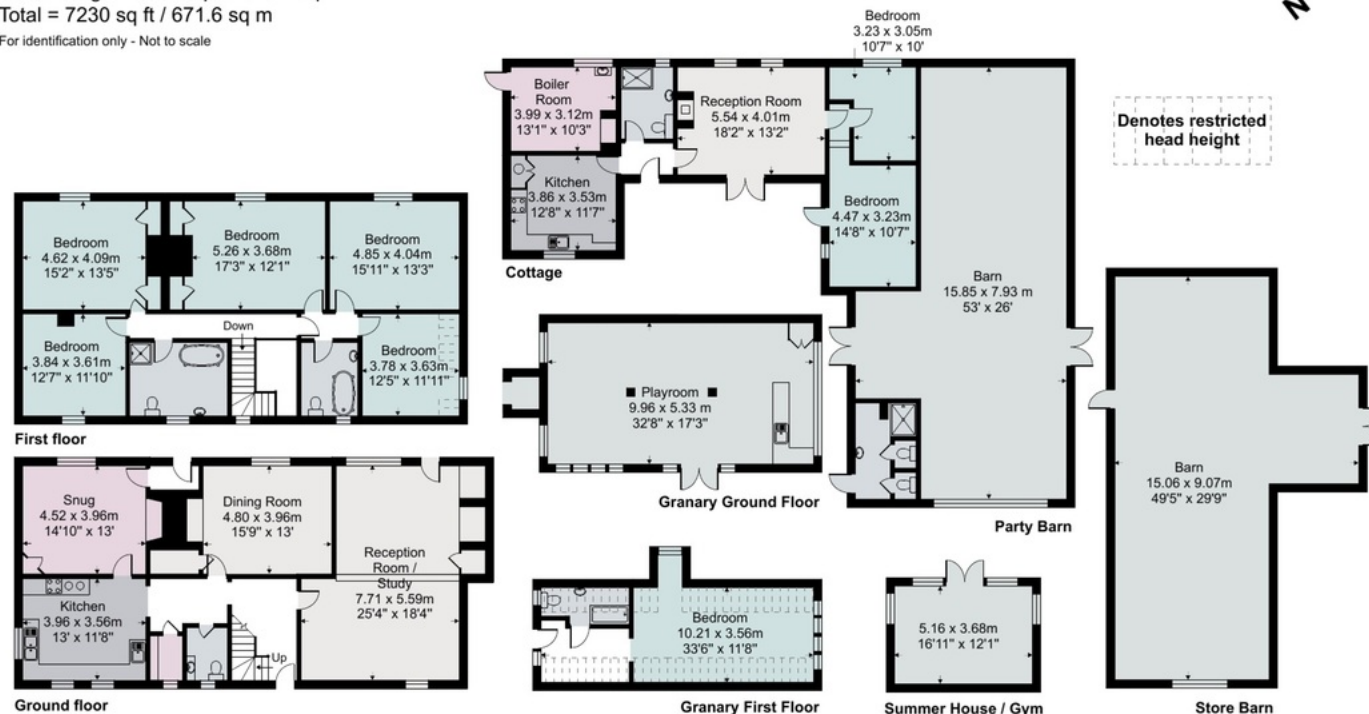
Approximate Area = 3578 sq ft / 332.3 sq m

Limited Use Area(s) = 215 sq ft / 19.9 sq m

Outbuildings = 3437 sq ft / 319.2 sq m

Total = 7230 sq ft / 671.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2022. Produced for Savills (UK) Limited. REF: 845291



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