



A 4300 sqft oak-framed barn conversion with a modern extension, within one acre of impressive gardens including a west-facing pool and walled courtyard. The property has easy annex/office potential and is located only a short drive from Colchester mainline station.





Hill House Farm, West Bergholt  
 Approx. Gross Internal Floor Area - 4333 sq ft / 402 sq m  
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### The House

This substantial family home was converted and extended by our clients in 2000, with a view to creating a versatile and substantial property that was well-suited to entertaining, especially during the summer months.

Although the property is rich in character with beams and studwork visible in most spaces, large areas have been left open-plan and a number of substantial windows were incorporated into the conversion. This has allowed a significant movement of light throughout the home, a characteristic not always typical of a barn conversion.

The accommodation centres on a double height dining/sitting room which has full height windows on both its eastern and western elevations, a limestone floor, an exposed red-brick plinth, exposed studwork and a feature inglenook fireplace and stack, all of which can be enjoyed from a Minstrel's gallery above.

The traditionally designed L-shaped kitchen/breakfast room has double doors to the garden and includes space for a large breakfast table, bespoke oak units, granite surfaces, a butler's sink and a large gas-fired Aga.

A substantial master-bedroom suite is secluded at one corner of the house (accessed from a half-landing) and includes a large en-suite bath/shower room, a walk-through dressing room and double doors to the poolside. Other ground floor accommodation includes several very light areas of open hallway with plenty of storage, a WC, a bathroom, a utility room, a snug, study and separate (triple aspect) family room.

There are three first-floor areas which incorporate three additional double bedrooms. These all have their own en-suite facilities; either a bathroom or a shower room in each case. One of the bedrooms was originally divided in two, forming identical children's rooms with a shared shower room (as demonstrated in the floorplan) - this could easily be restored to make two rooms.

### Potential Annex

The modern extension to the property could be separated to create a partially linked one-bedroom annex, ideal for a relation, an au-pair or a grown-up child.

### The Garden & Outbuildings

Within its 1.08 acres of garden the house includes two former stable buildings. The first measures fifty-feet and currently includes a gym area, an office area, two store rooms and a kitchen. With investment, this building would also make for an excellent annex or it could easily function as an office for several staff.

The second former stable is within the original walled courtyard and has been used as a dining barn during the summer months. It is found next to the swimming pool and has an attached changing room and sauna.

The walled garden and swimming pool make for an ideal entertaining and relaxing environment in the summer months. It also includes areas of patio and deck, all of which face west for afternoon and evening sun.

Beyond the walled garden there is an expansive area of lawn that includes a-number-of large trees and well-kept beds. To the front and side of the house there is a tree-lined large driveway, ample parking, a patio that faces south (for morning sun) and a front lawn with various shrubs and trees.

The property includes a fenced ménage within its grounds and our clients currently rent a six acre field adjacent to it. Any buyers with equestrian needs may be able to extend this arrangement or the ménage could be reclaimed as garden.

A substantial agricultural barn measuring over 2000 square feet (see outbuildings floorplan) is available by separate negotiation. Please ask the agent for details.

#### The Location

Hill House Farm is one of a three houses on a private drive in the popular village of West Bergholt, close to Colchester in north Essex.

The village is extremely popular with City of London commuters due to its proximity to Colchester North mainline station where direct service runs with a journey time of fifty minutes. Within walking distance of the property West Bergholt includes two shops, a pharmacy, a “good” primary school, a restaurant, and two public houses.

#### Points to note

We understand the property is connected to mains gas, electricity and water and has a private drainage system. EPC rating D.

Before booking a viewing of any Bloomfield Grey instruction, we suggest that buyers view its full online details including the street-view representation, the site map, the satellite view and the floor plan. If you have any questions, then please contact Bloomfield Grey.

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