



DAVID
BURR

Church Road,
Wormingford, Essex

Ingate House, Church Road, Wormingford, Essex, CO6 3AD

Ingate House is a rarely available and highly individual three bedroom detached unlisted period residence, understood to date from the 17th century and believed to have originally been constructed as a traditional Suffolk longhouse. Set beneath an impressive straw thatched roofline and displaying a wealth of exposed timberwork throughout, the property occupies an enviable position on Church Road, immediately adjoining the beautiful countryside of the Dedham Vale National Landscape. Combining considerable architectural character with generously proportioned accommodation, established gardens and a detached double garage, Ingate House represents a particularly distinctive village home.

The accommodation is approached via an entrance porch with parquet flooring, exposed timbers and traditional Suffolk latch doors, immediately establishing the character found throughout the property. From here there is access to a fully tiled ground floor shower room, while the principal reception accommodation comprises a well proportioned dining room centred around a double sided fireplace with inset wood burning stove. The fireplace provides an attractive connection with the adjoining dual aspect sitting room, an inviting reception space further enhanced by parquet flooring, extensive exposed timberwork and a distinctive oriel bay window.

The kitchen is traditionally styled and arranged around a Rayburn, complemented by tiled flooring, composite work surfaces and a door opening directly to the gardens. A separately positioned utility room provides further practical accommodation and also benefits from external access. Completing the ground floor is a delightful garden room, constructed on a brick base with glazing extending across two elevations, providing an attractive outlook and a particularly effective connection between the internal accommodation and surrounding gardens.

The first floor accommodation is arranged around a linear landing displaying further exposed timberwork and stripped pine flooring. Three generously proportioned bedrooms are provided, each retaining the character and individuality expected of a property of this age. The principal bedroom is particularly appealing, with stripped oak flooring and access to a useful low level storage room.

Of particular note, the property was re-thatched in 2019, while other roof coverings have also been renewed during recent years.

Outside, Ingate House is complemented by attractive, established gardens characterised by mature trees, shrubs and well stocked borders. The gardens are notably well screened, providing an excellent degree of privacy and creating a wonderfully established setting around the house.

A detached double garage provides excellent parking, storage or workshop potential and is equipped with both light and power. Ten solar panels are positioned on the garage roof, with the remaining term of the associated feed in tariff understood to be transferable to the incoming owners, providing a useful additional benefit.

Ingate House therefore represents a rare opportunity to acquire an individual period residence of considerable charm and architectural interest, combining an exceptional thatched exterior, generously proportioned three bedroom accommodation and beautifully established gardens with the practical advantages of a detached double garage and solar installation.



Rarely available individual detached unlisted period residence

Impressive traditional straw-thatched roof, re-thatched in 2019

Wealth of exposed timberwork, parquet flooring and Suffolk latch doors

Generously proportioned dining room with double-sided fireplace and wood-burning stove

Dual-aspect sitting room with distinctive oriel bay window

Detached double garage with light, power and excellent ancillary potential

Rayburn-equipped kitchen together with separate utility room

Established and well-screened gardens offering an excellent degree of privacy

Detached double garage with light, power and excellent ancillary potential

Ten solar panels with the remaining feed-in tariff understood to be transferable

Enviably positioned adjoining the Dedham Vale National Landscape within the highly regarded village of Wormingford



Wormingford is a highly regarded village positioned within the picturesque Stour Valley countryside on the Suffolk/Essex border. Surrounded by an attractive landscape of rolling farmland, woodland and river meadows, the village enjoys a wonderfully rural atmosphere while remaining within convenient reach of the larger centres of Colchester and Sudbury. Ingate House is particularly well placed on Church Road, immediately adjacent to the Dedham Vale National Landscape, providing ready access to an extensive network of countryside walks and some of the most attractive scenery in East Anglia.

The surrounding Stour Valley is renowned for its historic villages, traditional architecture and association with the landscape made famous by artists including John Constable. Nearby villages including Nayland, Stoke-by-Nayland, Bures and Dedham provide an excellent range of everyday amenities, public houses, restaurants and village facilities, while Colchester and Sudbury offer more comprehensive shopping, recreational and educational services. The combination of a peaceful village setting, exceptional surrounding countryside and accessibility to larger towns makes Wormingford particularly appealing to purchasers seeking a characterful rural home without complete isolation.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: F

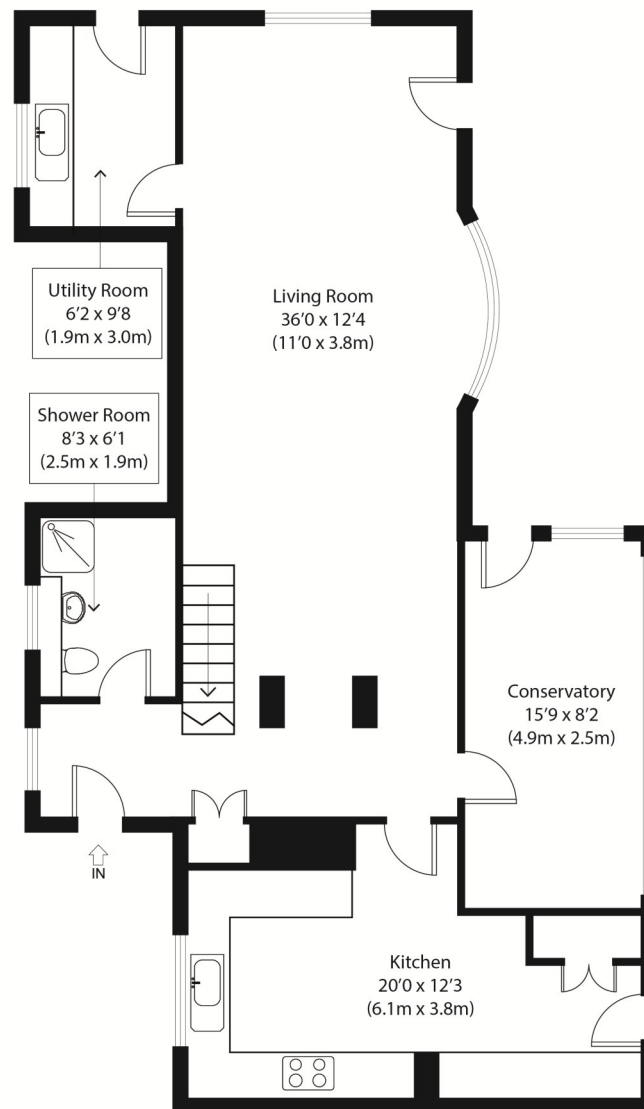
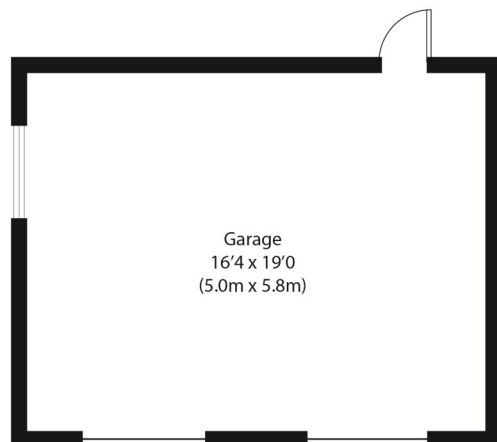
WHAT3WORDS: satin.unite.corrode

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222) **BAND:** E

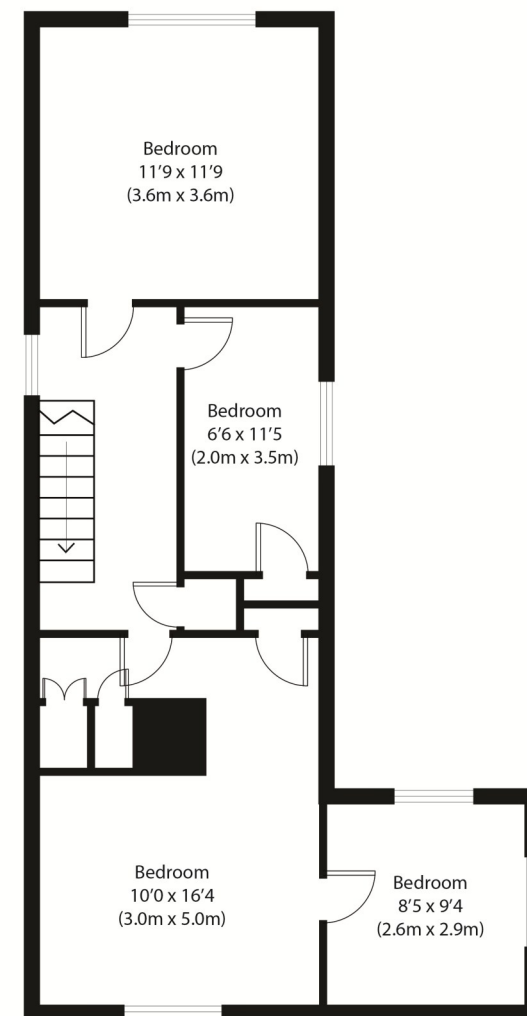
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1725 sq ft (160 sq m)
Garage 305 sq ft (28 sq m)
Total 2030 sq ft (188 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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