



The East Donyland Hall Estate

Rowhedge, Essex

A stunning Grade II Listed moated house sitting in its own private parkland setting with gardens, woodland and farmland running down to the Roman River valley

The East Donyland Hall Estate, Rowhedge, Colchester, Essex, CO5 7JE

Colchester 5.3 miles (45 mins to London Liverpool Street),
Stansted International Airport 35.8 miles

Features:

Fine moated Grade II Listed Queen Anne House

Totally private rural setting

Beautiful gardens including walled kitchen garden, greenhouses, nuttery & gazebo

Swimming pool, pool room & tennis court

Extensive traditional outbuilding range including games room, stabling & storage

Meadowland & paddocks

Mature woodland, ponds and salt marsh

In all about 81 acres

3 detached cottages within the grounds

Available as a whole or in 4 lots







Situation

The Estate is situated outside the quiet rural village of Fingringhoe in Essex, just 5 miles South East of Colchester. Surrounded by open countryside and next to the Roman River and salt marsh.

History

The first record of a house on this site was in 1463. A mansion house was recorded in 1638, built around the medieval core and encircled

by the moat you see today. In 1730 David Gansel, an architect, acquired the property, re-fronted the house and built a model farm, including three matching buildings, opposite the house with pedimented gables being The Stables, Dairy and Brew House. He laid out a park and planted many Cedar trees, some of which are still standing. The house and outbuildings were restored in the late 1940s. The work included

removing the high parapet at the front of the house which hid the dormer windows.

Over the years many interesting artefacts have been found in the grounds, including a neolithic axe head and Roman coins and, when the moat was dredged in 1987, some cannon balls and hundreds of musket balls. The Lime trees lining the drive were planted to

replace the elm trees that were lost to Dutch elm disease.

Sporting & Activities Locally

Sailing at Mersea Island, sailing, canoeing and Paddle at Rowhedge and other facilities on the East Coast. Golf at Birch Grove Golf Club Colchester Golf Club and Braintree Golf Club.

Schooling

A wide range of schools are available in the area, including Fingringhoe primary school, Holmwood House, Colchester Prep and High Schools, Felsted School. New Hall School in Chelmsford.



The Property

Lot 1 - Main House (coloured pink)
Accommodation (about 6,535 sq ft)
Ground floor: Georgian doors lead into the entrance hall with an 18th Century staircase, adorned with twisted balusters and bespoke moulded handrails. The entrance hall leads into the formal drawing room, with dual aspect over the gardens, open fireplace with marble surround. There is a smaller study at the rear of the house overlooking the moat and parkland gardens, this room is linked to a shower room with WC. Off the inner hall, with beautiful marble columns, there is a well-proportioned dining room, again overlooking the moat to the rear, with easy access to the kitchen.



To the right of the entrance hall is a sitting room with open fireplace. This room leads to the kitchen with a 4 door AGA and walk-in pantry. There is a rear lobby with access to a utility room and a conservatory, which has access to the gardens and has beautiful views over the moat and parkland. Additionally, there is a belfry sometimes used by the current owners to announce mealtimes!



First Floor: Stairs from the main entrance hallway rise to the first floor landing.

Principal bedroom has plenty of built-in storage and an en suite bathroom, there is also a door into bedroom 2, which would make a good dressing room for the main bedroom. This bedroom has stunning views over the moat and parkland and towards the countryside beyond. Bedroom 3, with en suite bathroom (which has a connecting door through to bedroom 5) with dual aspect over the moat, gardens and valley.

Bedroom 4 with en suite bathroom, which is also accessed off the main landing and used as a family bathroom, with views over the moat and valley. Bedroom 5 has lovely views over parkland.

The second floor is currently used as a separate annexe, with kitchen, 2 bedrooms and bathroom. There is also eaves storage and water tank access.

There is also a 2-room cellar, with access from the study.



Floorplans for East Donyland Hall

Approximate Gross Internal Area*:

Main House: 6,088 sq ft / 565.6 sq m

Cellar: 447 sq ft / 41.5 sq m

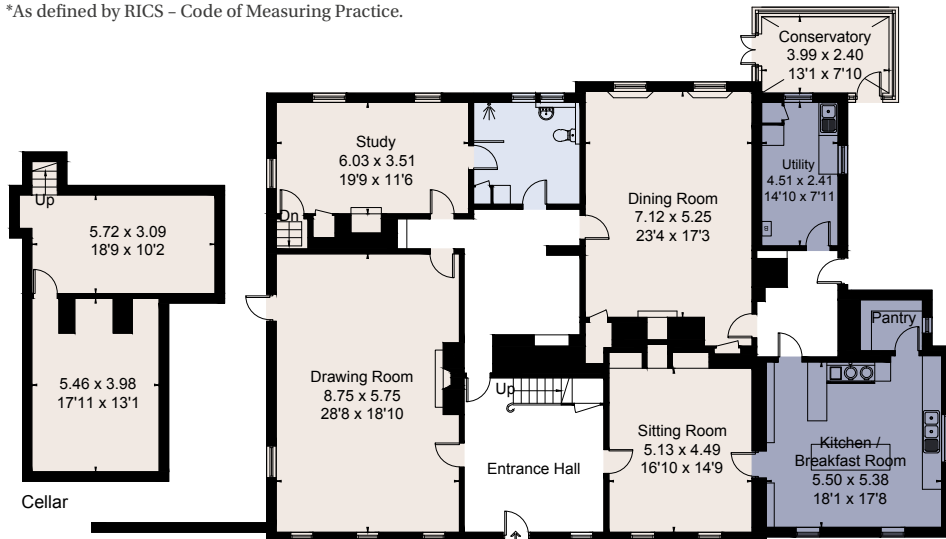
Total: 6,535 sq ft / 607.1 sq m (excluding eaves)

Including limited use area: 158 sq ft / 14.4 sq m

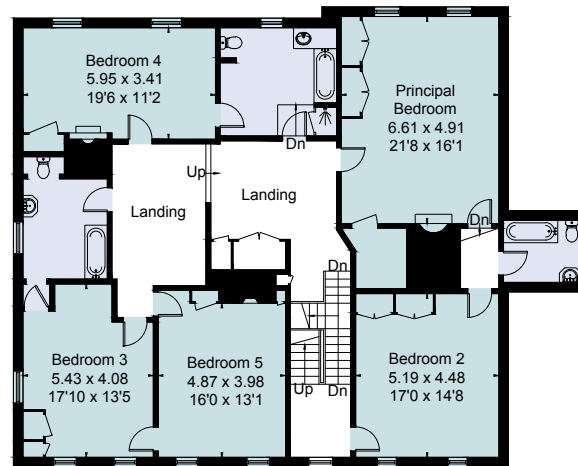
Estate grand total: 21,295 sq ft / 1,978.4 sq m

Illustration for identification purposes only. Not to scale.

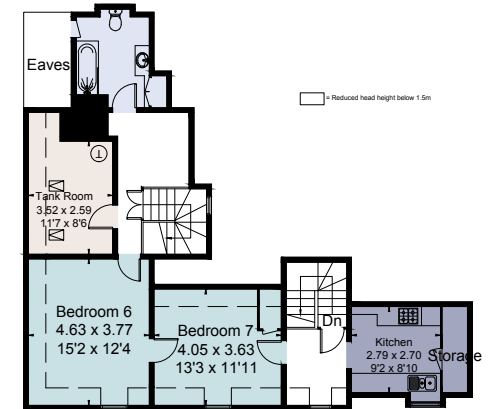
*As defined by RICS – Code of Measuring Practice.



Ground Floor



First Floor



Second Floor

Outside

The house is approached over a long, private Lime tree lined driveway passing through a set of gates. The drive sweeps past The Lodge between paddocks and extensive parkland. The drive bends right and passes through a second electronically operated gate to the main house. A circular driveway leads to the front of East Donyland Hall. The Main Hall sits perfectly in its landscape surrounded by mature gardens facing three attractive pedimented buildings. The main drive carries on for access to Lawn Cottage and Semaphore Cottage.

From the front of the house there are formal gardens overlooking the rural landscape and moat. To the rear of the house is a parkland setting and there are various areas of woodland. There is a beautiful walled garden, formal rose garden, gazebo, kitchen garden, outdoor swimming pool, an all-weather tennis court, greenhouses and woodland walks. In one section of woodland there are various fish ponds. There are three Listed pedimented buildings within the inner drive, facing the Hall which include:-

The Stables with storage leading to an inner yard.

The Garden Room overlooking the walled swimming pool with 2 changing rooms, kitchenette, WC and storage.

The Brewhouse including a former bread oven, tool shed, workshop and water system.





Stable Yard & Farmyard Buildings

The stable yard and farmyard buildings have plenty of space for storage and garaging. There are further spacious barns, clock tower, one large barn, two old bull pens, and a further handsome barn, which enjoys views over the river and countryside. These buildings offer an exciting opportunity for future development subject to planning permission.

Land

The soil is a coarse loamy soil which has previously grown arable crops. Currently the land is mainly grassland.

There is a Farm Business Tenancy (FBT) on 52 acres. Two of the fields have been entered into a Countryside Stewardship Scheme (CSS). All the other land is in permanent pasture, not within the CSS.

On the South Eastern boundary the land runs down to the Roman River and beautiful salt marshes teeming with wildlife, which has been enjoyed by the family over the years. There are also opportunities to launch boats and enjoy water activities on the river.

Woodland

The area to the North has been planted with beech trees. The area of woodland South East of the Hall is mixed broadleaves surrounding the old fish ponds. Other planting has been carried out over the years for boundary protection.

Tenure

Lot 1 is offered freehold. The 52 acres of farmland is subject to a Farm Business Tenancy.

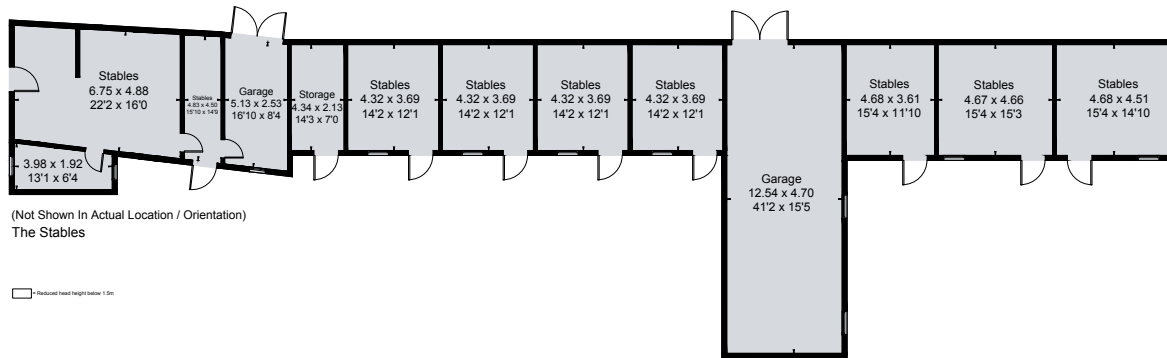


Floorplans for Stables and Outbuildings

Approximate Gross Internal Area*: Main House: 10,283 sq ft / 955.3 sq m
Including limited use area: 14 sq ft / 1.3 sq m

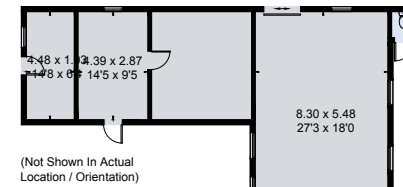
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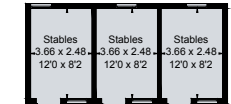


(Not Shown In Actual Location / Orientation)
The Stables

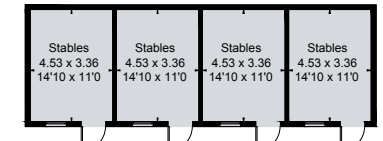
□ Reduced head height below 1.5m



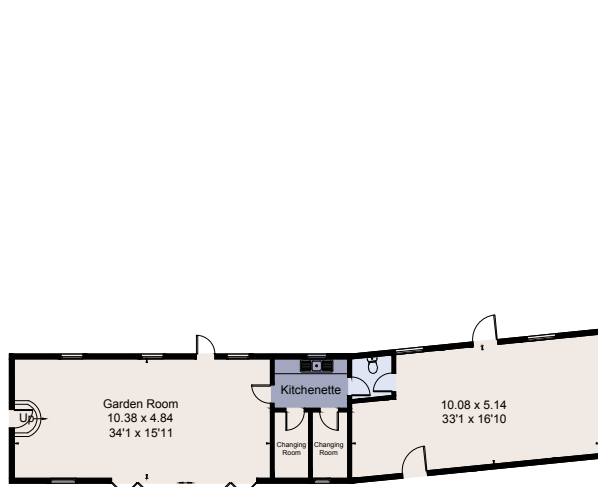
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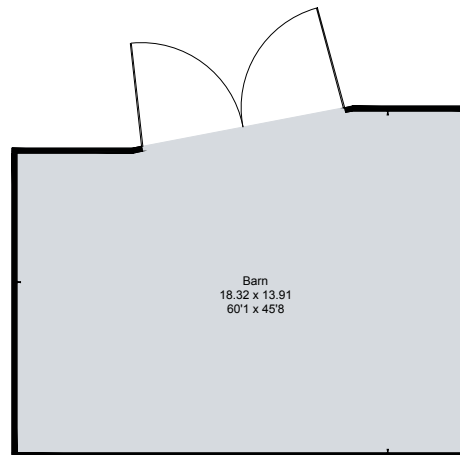
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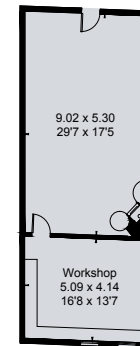
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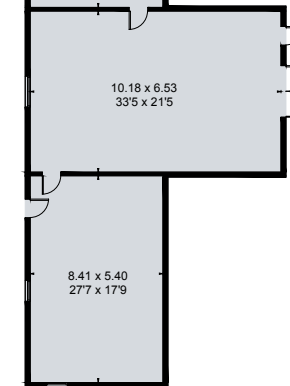
(Not Shown In Actual Location / Orientation)
Garden Room



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)
The Brewhouse



Lot 2 - The Lodge (1,293 sq ft)
(coloured green)

Set at the entrance of the estate, The Lodge comprises 3 reception rooms, 2 bedrooms (one on the ground floor), 1 bathroom, kitchen and its own parking and private garden. Currently let on an Assured Shorthold Tenancy.

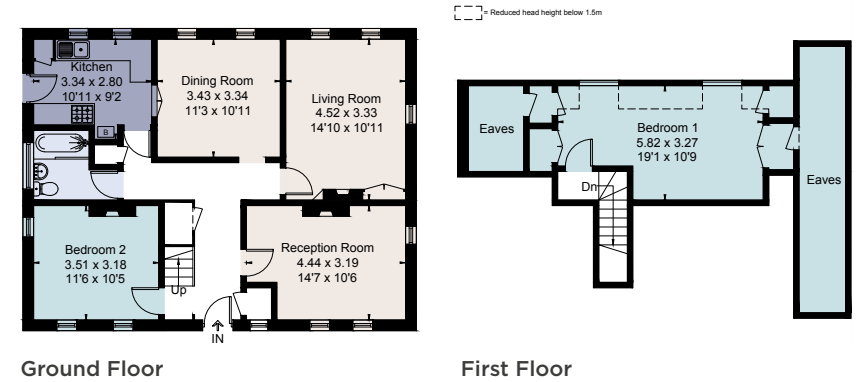


Floorplans for The Lodge

Approximate Gross Internal Area*: 1,293 sq ft / 120.1 sq m (including eaves)
Including limited use area: 199 sq ft / 18.5 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



Lot 3 - Lawn Cottage (1,365 sq ft)
(coloured blue)

A charming and pretty detached cottage comprising of 2 reception rooms, galley kitchen, pantry, 3 bedrooms, 1 bathroom and WC, with allocated parking, private gardens and superb views. Currently let on an Assured Shorthold Tenancy.

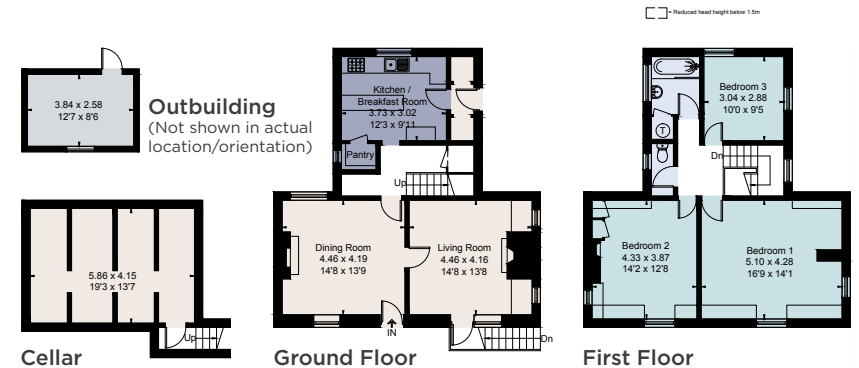


Floorplans for Lawn Cottage

Approximate Gross Internal Area*: 1,365 sq ft / 126.9 sq m
Cellar: 287 sq ft / 26.7 sq m
Outbuilding: 108 sq ft / 10 sq m
Total: 1,760 sq ft / 163.6 sq m
Including limited use area: 60 sq ft / 5.6 sq m

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*As defined by RICS - Code of Measuring Practice.



**Lot 4 – Semaphore Cottage
(coloured yellow)**

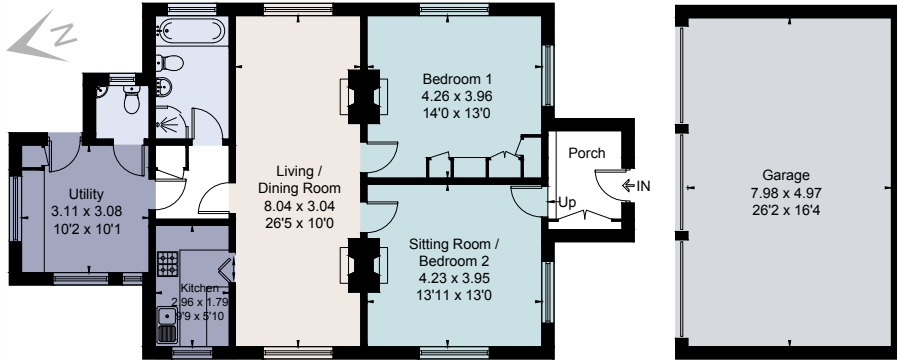
Situated in a secluded and private setting within mature woodland, the accommodation, which is all on one level, comprises living/dining room, bedroom 1, kitchen, sitting room/bedroom 2, utility room, bathroom, WC and garage. Currently let on an Assured Shorthold Tenancy.

Floorplans for Semaphore Cottage

Approximate Gross Internal Area*:
998 sq ft / 92.7 sq m
Garage: 426 sq ft / 39.6 sq m
Total: 1,424 sq ft / 132.3 sq m

Illustration for identification purposes only.
Not to scale.

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Ground Floor

(Not shown in actual location/orientation)



General

Services: The Hall is on a bore hole water supply and is also connected to the mains water. The cottages are on mains water, mains electricity, private drainage, and oil-fired central heating, except for Semaphore Cottage which has night storage heaters.

Rights of Way: There is a public footpath along the riverbank, and between adjacent fields.

The owners reserve a pedestrian right of way mainly along the northern boundary, for occasional access to the cemetery.

Wayleaves: There are some overhead lines crossing the estate, for which wayleave payments are received.

Council Tax Band:
East Donyland Hall Band H
The Lodge Band D
Semaphore Cottage Band E
Lawn Cottage Band E

EPC Rating:
East Donyland Hall F
Lawn Cottage E
Semaphore Cottage E
The Lodge F

Postcode: CO5 7JE

What3words: clocks.opens.blocks

Fixtures and Fittings: Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available

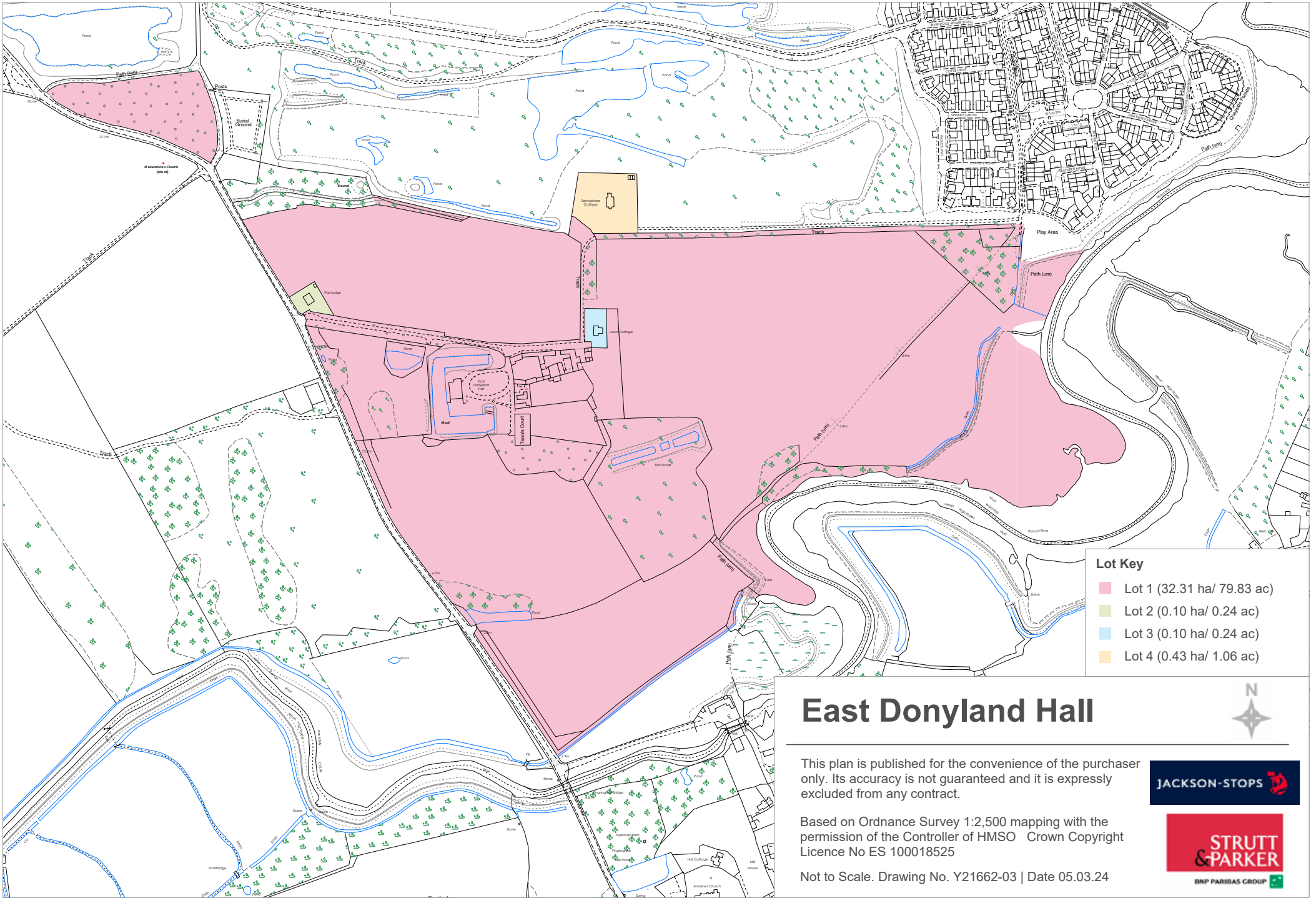
by separate negotiation. Further information should be obtained by the selling agents.

Viewing: Strictly by appointment with the joint agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with one of the agents who has seen the property.

Local Authority: Colchester Borough Council. Tel. 01206 282222 Essex County Council.

Tenure: Freehold.

Guide Price: £4,950,000 (whole).



Lot Key

■	Lot 1 (32.31 ha/ 79.83 ac)
■	Lot 2 (0.10 ha/ 0.24 ac)
■	Lot 3 (0.10 ha/ 0.24 ac)
■	Lot 4 (0.43 ha/ 1.06 ac)

East Donyland Hall



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

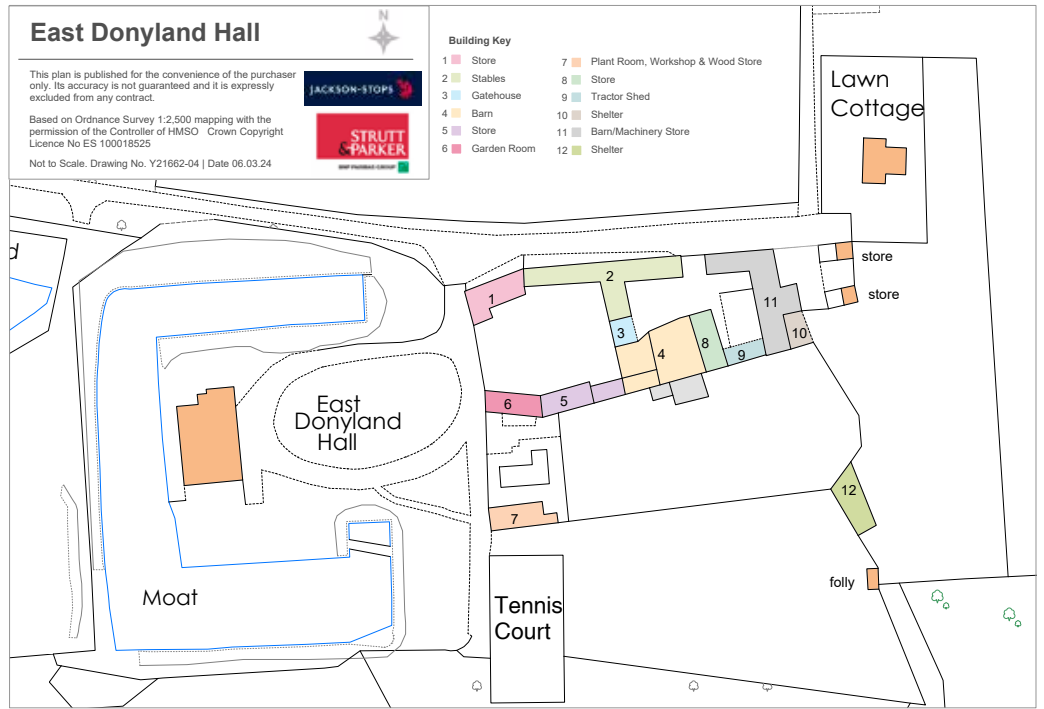


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Strutt & Parker
 43 Cadogan Street, London SW3 2PR
 +44 (0)20 7318 5025
 london@struttandparker.com
 struttandparker.com

Jackson-Stops
 15 Tower Street, Ipswich, IP1 3BE
 +44 (0)1473 218218
 ipswich@jackson-stops.co.uk
 jackson-stops.co.uk

Strutt & Parker
 Coval Hall, Chelmsford, CM1 2QF
 +44 (0)1245 809441
 chelmsford@struttandparker.com
 struttandparker.com

Jackson-Stops
 10 Church Street, Colchester, CO1 1NF
 +44 (0)1206 982272
 colchester@jackson-stops.co.uk
 jackson-stops.co.uk

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