



Haye Lane, Fingringhoe, CO5 7AD

Guide price £600,000

Welcome to Lower Haye. Situated toward the far end of a private lane serving three properties only. Lower Haye is located on the Outskirts of the village of Fingringhoe and set in 0.80 acres of beautifully nurtured grounds and gardens surrounded by woodland. The predominantly lawned gardens adjoin the Roman River making an idyllic setting attracting an abundance of local wildlife, flora and fauna. Within the grounds of Lower Haye there are mature oak, willow and fruit bearing trees including, apple, plum and cherry. Additionally the current owners have constructed a substantial garage and workshop with first floor work or storage space and power and light connected. Within the grounds sits the original 'Reed Cutters Cottage' which, with permissions could potentially provide a wonderful opportunity to re-instate a further dwelling. The weather boarded cottage itself dates back to the mid-victorian era and has been sympathetically modernised offering all of the modern conveniences with period charm. At the rear of the cottage you have uninterrupted farmland views which make this a must see property for the discerning buyer that is looking for peace, tranquility and a space to call their own.

Glazed Oak Entrance Door to:

Reception Room:

11'11" x 11'10" (3.64 x 3.61)



With double glazed sash window to front, cast iron fireplace with tiled hearth, wooden surround, wide plank flooring, under stairs storage cupboard, door to:

Lounge:

16'1" x 11'10" (4.92 x 3.63)



Open brick surround fireplace with grate, double glazed sash window to front, two radiators.

Snug:

11'10" x 9'2" (3.63 x 2.81)



Raised solid fuel burner, stairs ascending to first floor, door to:

Utility Room:

8'10" x 7'7" (2.70 x 2.32)

Plumbing for washing machine, large built in storage Cupboard, inset spotlights, door to:

Cloakroom:

5'5" x 2'7" (1.66 x 0.81)

Low level flush W.C. wall mounted wash hand basin, inset spotlights.

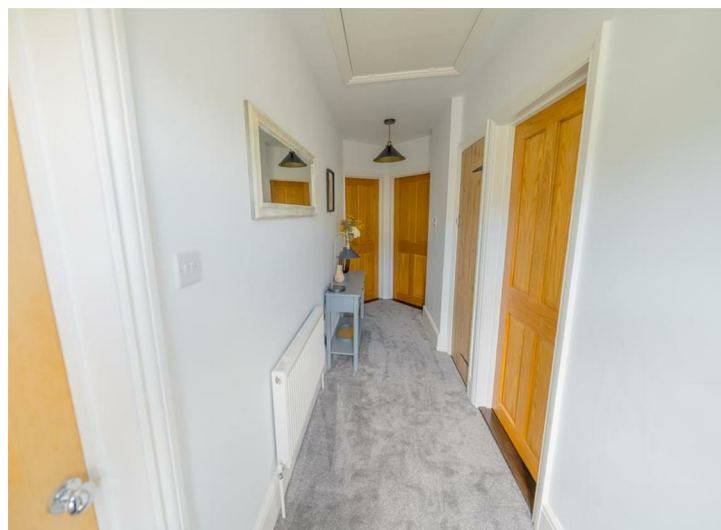
Kitchen/Diner:

23'0" x 9'4" (7.03 x 2.87)



The well appointed recently updated Kitchen has two tone fronted cabinets of dark blue and cream and dark solid wood worksurfaces, floor and wall mounted storage, with integrated dishwasher, inset one and a half bowl ceramic sink with mixer tap, tiled splashbacks, double glazed window to rear and Velux style roof light. the dining area mirrors the kitchen with Velux style roof light, double glazed French doors leading out onto the rear garden, double glazed window to side, tiled floor running the length of the room with underfloor heating served by the domestic Grant oil fired boiler.

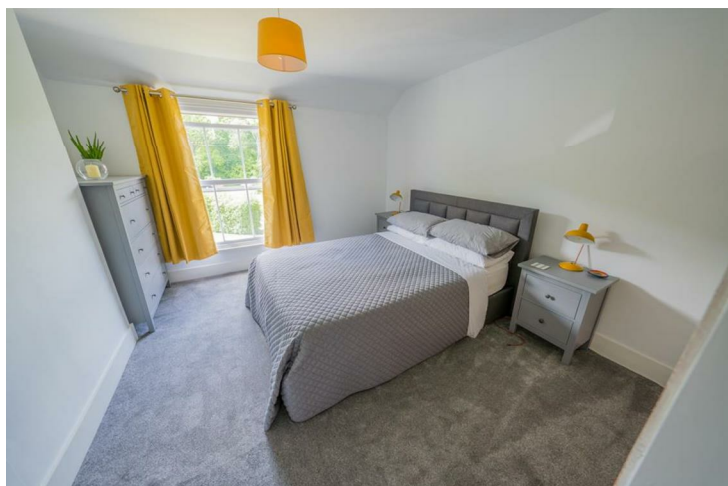
First Floor Landing:



Double glazed window to side, radiator, airing cupboard housing lagged cylinder with immersion heater, access to boarded, lit and insulated loft space with power connected, door to:

Principal Bedroom:

11'11" x 11'10" (3.65 x 3.62)



Double glazed sash window looking across to the gardens and river, built in double fronted wardrobes, radiator.

Bedroom Two:

11'10" x 11'10" (3.62 x 3.61)



Double glazed sash window to front, radiator, fireplace.

Bedroom Three:

8'2" x 7'5" (2.51 x 2.27)



Double glazed sash window to rear overlooking farmland, radiator.

Bathroom:

8'2" x 7'5" (2.51 x 2.27)



Modern white three piece suite comprising 'P' shaped bath with Aqualisa, shower and integral switchable bath flow tap, close coupled W.C. wash hand basin with storage beneath, tiling to walls, chrome heated towel rail, underfloor heating, double glazed window to rear.

Outside Front:

To the immediate front of the property the gardens are lawned with mature flowers and shrubs and provides parking for up to three vehicles. The gated access adjacent to the property takes you through to a beautifully nurtured raised lawn with steps taking you up to the raised seating and dining area with views across the farmland and returning to the rear garden being predominantly paved with fenced surround.

Double Garage & Workshop:

29'11" x 20'2" (9.14 x 6.16)



Being of brick and timber construction beneath a tiled pitched roof. The garage is accessed via two sets of double doors to the front and personnel door to the side. Power and light is connected. Access to the first floor is provided via a removable ladder with restricted head height to first floor. All services including water and sewerage connected.

Reed cutters Cottage:



Known as the old house is within the grounds of Lower Haye and was home to the local reed cutter who tended the reed beds to the Roman River. The structure and footprint has the potential, subject to relevant permissions for renovation.

Roman River & Gardens:



The extensive grounds of Lower Haye sit on the banks of the Roman River, a Site of Special Scientific Interest (SSSI) and borders established woodland and natural tributary. The grounds primarily consists of lawned areas with mature and fruit bearing trees, sewerage treatment system and extensive hardcored driveway leading to the garage providing additional parking for several vehicles.

Agents Note:

Lower Haye is accessed via a private lane serving three properties. We are advised by the sellers that there is a shared responsibility for the maintenance of the lane.

We are advised by the sellers that underpinning work was undertaken to the property in the 1990's and are able to provide the relevant certification.

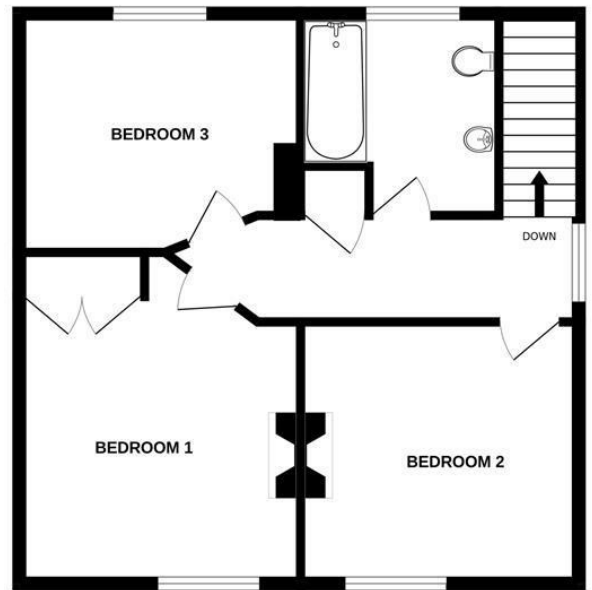
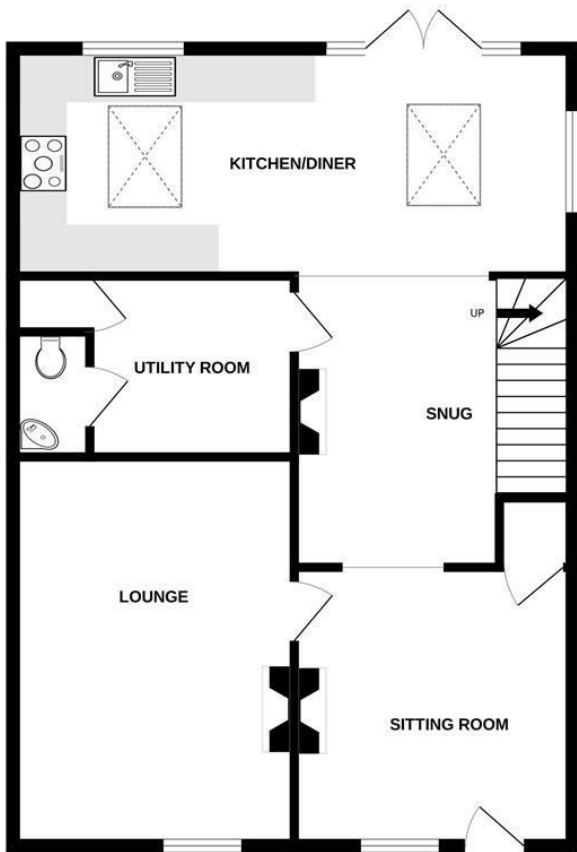
Disclaimer:

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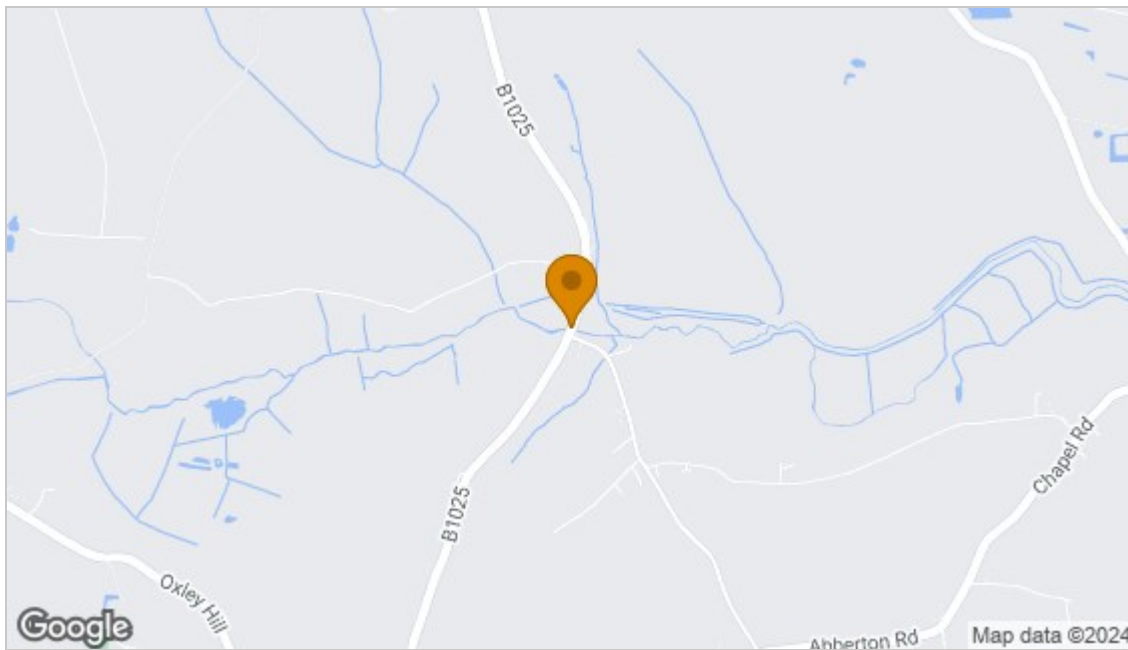
Council Tax Band 'D'

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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