



Black Cottage Hatfield Road, Langford Maldon CM9 6QE

Welcome to

Black Cottage Hatfield Road, Langford Maldon

SIGNIFICANTLY EXTENDED AND THOUGHTFULLY RENOVATED THROUGHOUT, this spacious Grade II listed property occupies a PLOT OF 1/2 ACRE in the DESIRABLE VILLAGE OF LANGFORD, within reach of Maldon with its wealth of amenities and BACKING ONTO FARMLAND.



Entrance

Part glazed entrance door to :-

Entrance Hall

Window to front, stairs rising to first floor, coat cupboard, large inglenook feature fireplace, further feature corner fireplace, doors to :-

Cloakroom

Modern white suite comprising low level WC and wall mounted basin.

Snug

10' 7" x 9' 5" (3.23m x 2.87m)

Feature exposed beams and studwork separating the snug from the study area, feature brick fireplace housing wood burner, French doors to kitchen diner, open to :-

Study Area

11' 6" max x 11' 2" (3.51m max x 3.40m)

Painted brick fireplace, open to :-

Lounge

19' 8" x 10' 6" max (5.99m x 3.20m max)

Windows to front and side.

Kitchen Dining Room

26' 6" x 11' 5" max (8.08m x 3.48m max)

Windows and French doors to rear opening onto the garden, further lantern style skylight window, modern fitted kitchen comprising one and a half bowl sink & drainer set in wooden work surfaces with range of eye and base level units and space for appliances. Door to :-

Utility Room

Window to rear, door to side opening to driveway, space for appliances.

First Floor

Landing

Window to front, doors to :-

Bedroom One

12' 9" plus recess x 10' 11" (3.89m plus recess x 3.33m)

Windows to side and rear overlooking garden and fields beyond, fitted wardrobes, radiator, door to :-

Ensuite

Window to front, white suite comprising walk in shower, low level WC and vanity basin, chrome heated towel rail.

Bedroom Two

11' 6" x 10' 9" max (3.51m x 3.28m max)

Window to rear, fitted wardrobes, radiator.

Bedroom Three

10' 6" max x 10' 4" (3.20m max x 3.15m)

Window to rear, radiator.

Bathroom

Window to front, white suite comprising free standing bath, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

Outside

Front

Shingle frontage with double 5 bar gates opening to generous shingle driveway providing off road parking for several vehicles. Gated access to :-

Garden

The property occupies a mature plot of approx. half an acre, comprising a formal garden with patio seating area and steps leading to a shingle seating area opening to the lawn. Range of mature flowers and shrubs. The property backs onto open farmland.

Lodge

Within the grounds and adjacent to the parking area, the property boasts a timber construction lodge, ideal for home office or small business use, or as a summerhouse, with power connected and windows overlooking the garden.

Services

The property is on mains electricity and mains water, with oil fired heating and septic tank, both recently installed on the property.

Agents Note

The property is timber frame construction and mortgage buyers should check their lenders criteria to ensure this is within their lending policy.



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Welcome to

Black Cottage Hatfield Road, Langford Maldon

- Three Double Bedrooms
- Bathroom & Ensuite
- Three Reception Rooms
- 1/2 Acre Plot
- Extended & Renovated Throughout

Tenure: Freehold EPC Rating: Exempt

£595,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN103728 - 0005

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