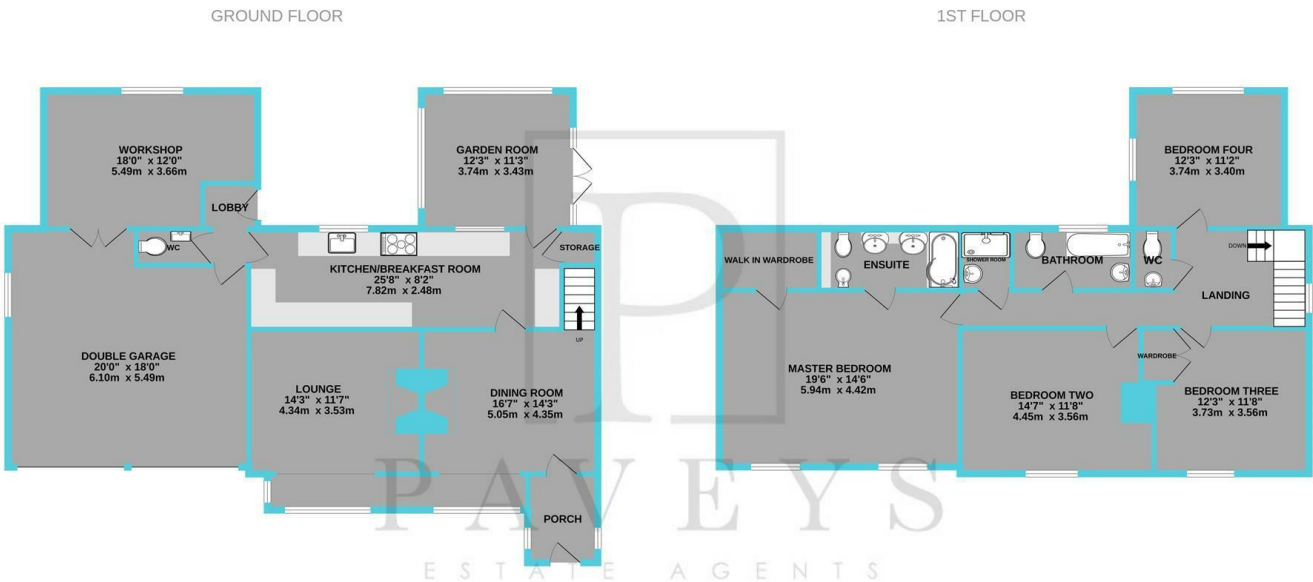




"Lyndsfield Cottage" is an EXTENDED DETACHED COTTAGE set in a peaceful rural location in the village of Beaumont on the outskirts of Thorpe-le-Soken and Frinton-on-Sea. The property is surrounded by beautiful gardens and offers stunning countryside views along with ample off road parking, double garage and attached workshop. Key features of this CHARMING CHARACTER PROPERTY include two reception rooms with beautiful inglenook fireplaces, a garden room, four well appointed bedrooms, en-suite to the master bedroom and two further bathrooms. The area is well connected by both mainline rail services to Colchester, Chelmsford and London and by road via the A120 and A12. There are many local amenities nearby including Tendring Primary School, Tendring Technology College, shops, pubs and restaurants. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs		75	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



ENTRANCE HALL

Composite entrance door to front aspect, double glazed window to side, tiled flooring, glazed door to Dining Room, radiator.

DINING ROOM 16'7 x 14'3 (5.05m x 4.34m)

Double glazed window to front, fitted carpet, beautiful Inglenook fireplace with inset wood burner, feature beams, spot lights, stair flight to First floor, door to Kitchen, wall lights, open access to Lounge, radiator.

LOUNGE 14'3 x 11'7 (4.34m x 3.53m)

Double glazed windows to front and side aspects, fitted carpet, beautiful Inglenook fireplace with inset wood burner, feature beams, wall lights, TV point,

KITCHEN BREAKFAST ROOM 25'8 x 8'2 (7.82m x 2.49m)

Matching over and under counter units, matching display cabinets, wooden work tops, inset ceramic butler sink with mixer tap. Rangemaster Classic Oven with extractor hood over, space for American style fridge freezer, space and plumbing for dishwasher. Two double glazed windows to rear with views over the garden, stable door to Garden Room, door to Lobby, under stairs cupboard, tiled flooring, feature beams, spot lights.

LOBBY/BOOT ROOM

Tiled flooring, door to Integral Garage & Workshop, UPVC stable door to rear garden.

GARDEN ROOM 12'3 x 11'3 (3.73m x 3.43m)

Double glazed French doors and side panels to rear garden, double glazed windows to rear and side aspects with beautiful countryside views and views of the garden, TV point, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, double glazed window to side, fitted carpet, loft access, spot lights, two radiators.

MASTER BEDROOM 19'6 x 14'6 (5.94m x 4.42m)

Two double glazed windows to front with stunning uninterrupted countryside views, fitted carpet, door to walk in wardrobe, door to En-suite Shower, TV point, two radiators.

EN-SUITE BATHROOM

White suite comprising low level WC, his and hers vanity wash hand basins, bidet and bath with shower and screen over. Tiled flooring, tiled walls, spot lights, range of built in cupboards, his and her wall mounted mirrors, chrome heated towel rail.

BEDROOM TWO 14'7 x 11'8 (4.45m x 3.56m)

Double glazed window to front with beautiful countryside views, fitted carpet, radiator.

BEDROOM THREE 12'3 x 11'8 (3.73m x 3.56m)

Double glazed window to front with beautiful countryside views, fitted carpet, built in airing cupboard, radiator.

BEDROOM FOUR 12'3 x 11'2 (3.73m x 3.40m)

Double glazed window to rear with beautiful countryside views, fitted carpet, fitted wall lights, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment over. Double glazed window to rear, wood flooring, part tiled walls, radiator.

SHOWER ROOM

White suite comprising pedestal wash hand basin and walk in shower cubicle with electric shower. Wood flooring, part tiled walls, chrome heated towel rail.

CLOAKROOM

White low level WC, wood flooring, radiator.

THE GARDENS

The property is accessed to the front via double gates which lead to a paved driveway providing ample off road parking. There are gardens to the front, side and back of the house with extensive lawn areas bordered by mature trees, shrubs and flowerbeds, two paved patio areas and two timber sheds.

INTEGRAL DOUBLE GARAGE 20' x 18' (6.10m x 5.49m)

Two up and over doors, double glazed window to side, double doors to workshop, integral door to Lobby/Boot Room, power and light connected (not tested).

WORKSHOP 18' x 12' (5.49m x 3.66m)

Accessed via the Garage, double glazed window to rear, power and light connected (not tested).

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

The property is connected to sewerage treatment plant, electric and oil heating.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.