

Wonderwall, Green End Lane  
Great Holland, CO13 0JA

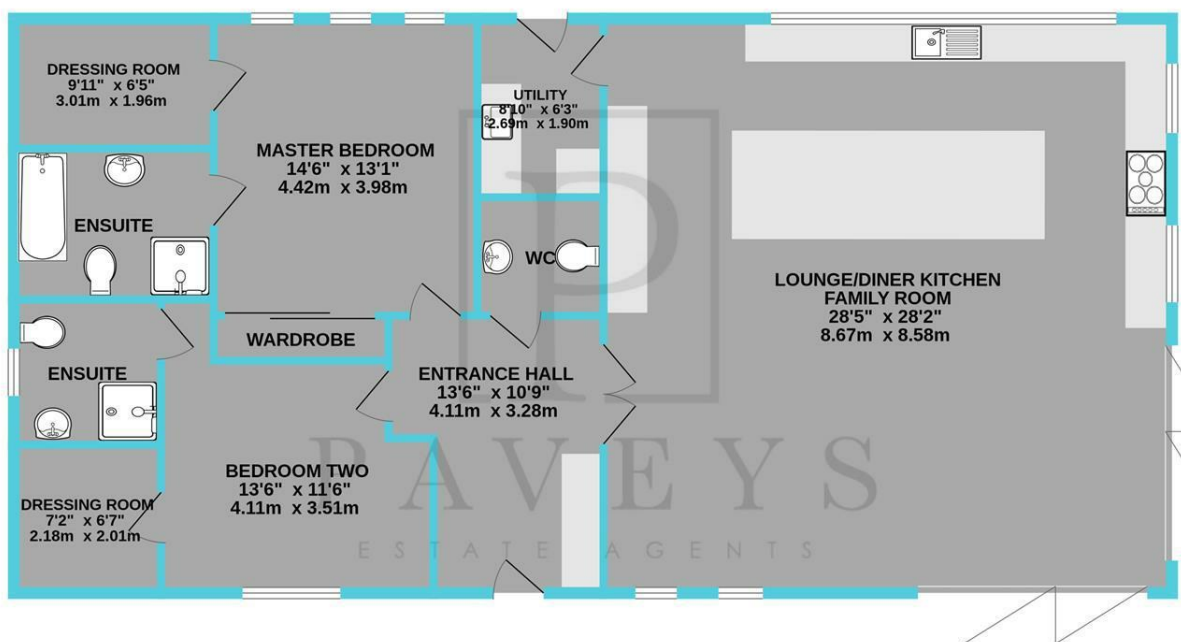
Offers in excess of £575,000 Freehold



"Wonderwall" is a STYLISH BARN CONVERSION set on a gated private plot with STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE. This much loved family home is positioned at the end of a private rural lane and has been lovingly designed, built and finished to a very high standard by the present owners. At the heart of the home is an impressive open plan lounge diner kitchen family room with bi fold doors to the superb decked entertaining terrace. The property also benefits from two double bedrooms both with dressing rooms and en suite bathrooms. Private gardens wrap around the property with large gated driveway to the front, lawn area to the rear and several outbuildings including a SELF CONTAINED STUDIO. Planning Consent has been obtained to extend the property by adding a dining room and additional bedroom with en suite. Details of the consent can be found on the Tendring District Council Website under (Ref: TDC 21/02061/FULHH). Great Holland is a small semi rural village located on the outskirts of Frinton-on-Sea and has a village hall, The Ship Community Pub and Great Holland Pits Nature Reserve. An early viewing is advised in order to appreciate this property and those views. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
1631 sq.ft. (151.5 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 sq.m.) approx.  
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
76	84

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
76	84

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**ENTRANCE HALL**

Aluminium entrance door with inset glass to front aspect, double glazed skylight window, Karndean flooring, under floor heating, smooth ceiling, spot lights, bespoke fitted storage cupboards and shelving, glazed double doors to Lounge Diner Kitchen Family Room.

**CLOAKROOM**

White suite comprising low level WC and vanity wash hand basin. Tiled flooring, under floor heating, part tiled walls, smooth ceiling, spot lights, extractor fan.

**LOUNGE DINER KITCHEN FAMILY ROOM 28'5" x 28'2" (8.66m x 8.59m)**

Extensive range of high gloss under counter units and drawer units, work tops and upstands, inset stainless steel sink and drainer with mixer tap and boiling hot water tap. Large feature central island unit with attached Oak table top, storage cupboards and drawer units. Stainless steel electric Stoves Range Induction Oven with glass splash back and stainless steel cooker hood over, range of integrated appliances including dishwasher, under counter fridge, full height fridge and full height freezer. Two sets of Aluminium double glazed bi fold doors to garden, dual aspect double glazed windows to all aspects affording stunning far reaching countryside views, Karndean flooring, under floor heating, feature exposed brick wall, smooth ceiling, spot lights, TV point.

**UTILITY 8'10" x 6'3" (2.69m x 1.91m)**

Fitted work top, white ceramic butler sink with mixer tap and fitted cupboard. Space and plumbing for washing machine, space for tumble dryer. Aluminium door to side, tiled flooring under floor heating, smooth ceiling, spot lights.

**MASTER BEDROOM 14'6" x 13'1" (4.42m x 3.99m)**

Double glazed windows to rear with stunning countryside views, fitted carpet, under floor heating, smooth ceiling, spot lights, fitted wardrobe with mirror fronted sliding doors, door to Dressing Room, door to En Suite.

**DRESSING ROOM 9'11" x 6'5" (3.02m x 1.96m)**

Fitted carpet, under floor heating, smooth ceiling, spot lights, ceiling light tunnel, wall to wall fitted hanging rails.

**EN SUITE BATHROOM**

Modern four piece white suite comprising low level WC, vanity wash hand basin, bath with mixer taps over and large walk in shower cubicle with rainfall shower. Double glazed window to side, tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights, heated towel rail.

**BEDROOM TWO 13'6" x 11'6" (4.11m x 3.51m)**

Double glazed window to front, fitted carpet, under floor heating, smooth ceiling, spot lights, door to Dressing Room, door to En Suite.

**DRESSING ROOM 7'2" x 6'7" (2.18m x 2.01m)**

Fitted carpet, under floor heating, smooth ceiling, spot lights, ceiling light tunnel, wall to wall fitted hanging rails.

**EN SUITE SHOWER ROOM**

Modern white suite comprising low level WC, vanity unit with counter top wash hand basin and large walk in shower cubicle with rainfall shower. Double glazed window to side, tiled flooring, under floor heating, part tiled walls, smooth ceiling, spot lights, towel rail.

**OUTSIDE**

The property is positioned in a private rural lane which leads to a large gated and gravelled driveway providing off road parking for numerous vehicles. Private gardens wrap around the property and are retained by panel fencing with a large gravelled area to the front, superb decked entertaining terrace to the side with steps leading down to a lawn area with mature tree and established hedgerows.

**THE STUDIO 21'5" x 8' (6.53m x 2.44m)**

Self contained studio with attached cloakroom. Wooden entrance door, double glazed window, power, light and water connected (not tested by agent).

**OUTBUILDING 23' x 18'11" (7.01m x 5.77m)**

Positioned within the grounds is a large detached multi purpose outbuilding which is presently used for storage, power and light connected (not tested by agent).

**AGENT NOTES**

All internal doors at the property are solid oak.  
All the windows and doors at the property are Aluminium.  
Planning Consent has been obtained to extend the property by adding a dining area and additional bedroom with en suite. Details of the consent can be found on the Tendring District Council Website under (Ref: TDC 21/02061/FULHH).

**IMPORTANT INFORMATION**

Council Tax Band: TBC  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, Air source heat pump, private drainage (Klargester).

**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.

**MONEY LAUNDERING REGULATIONS 2017**

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.