



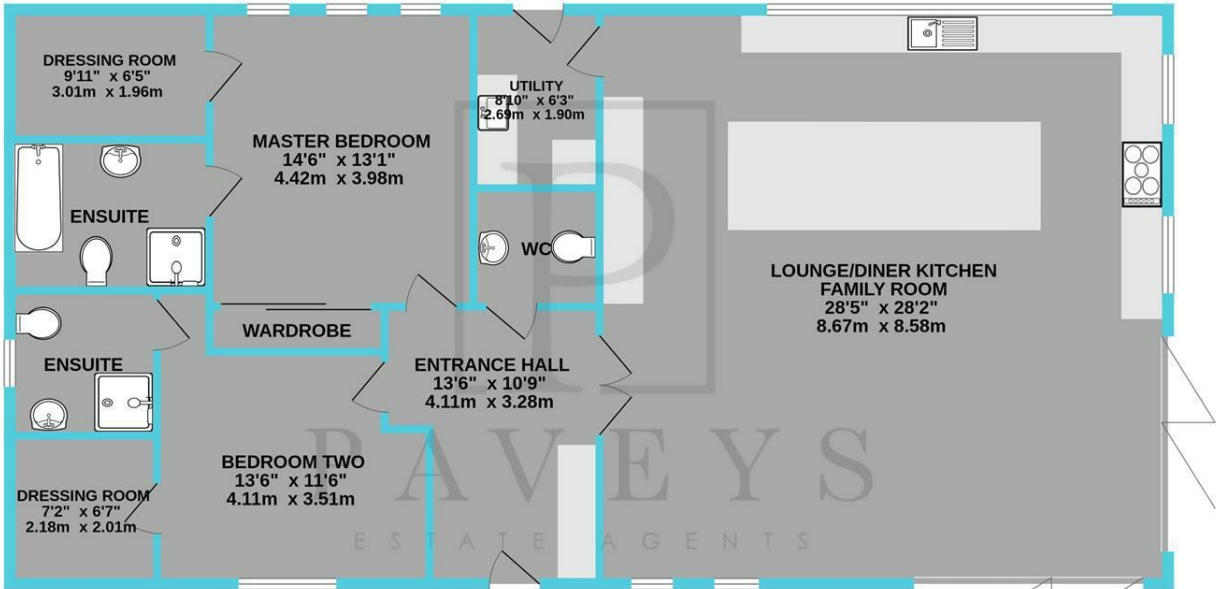
Wonderwall, Green End Lane
Great Holland, CO13 0JA

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			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			(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			England & Wales		
EU Directive 2002/91/EC			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 flooring 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 rainwater 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.

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.