



**April Cottage**  
**Lamarsh, Essex**

DAVID  
BURR



# April Cottage, Alphamstone Road, Lamarsh, Bures, Essex, CO8 5ES

Lamarsh is a charming village with a public house and parish church. Bures is about 1½ miles distance and offers a small selection of shops and railway station with commuter service to London Liverpool Street. Colchester is about 10 miles distance and Sudbury some 3 miles, both offering comprehensive shopping, recreational and educational facilities.

A two/three bedroom cottage (one with cloakroom facilities), unlisted period cottage, sympathetically extended and enjoying a central village location within the highly-regarded parish of Lamarsh. An exceptionally well-presented, high-specification individual market opportunity retaining a wealth of charm, character and individual features including an array of exposed timbers and studwork, pamment brick flooring, vaulted sitting room extension with aluminium-framed bi-folding doors. In addition, further features include heritage-grade double-glazed casement windows, doors complete with Suffolk latches and a ground-floor bathroom with free-standing rolltop bath complete with claw feet. Hugely adaptable in its appeal, the property in its present form is utilised as a three-bedroom property although would work equally well as a two-bedroom, two-reception room cottage. Further benefits include tandem private off-street parking via a shingle driveway, a detached external studio set beneath a pantile roofline, light, power and broadband connectivity in addition to an external store and outstanding gardens with a footbridge straddling Alphamstone Brook, set adjacent to rolling farmland.

## **An extended two/three-bedroom (one with cloakroom facilities) detached unlisted timber-framed cottage, part-thatched and enjoying a village location. Completed to a high-specification throughout and further benefitting from a detached studio and gardens abutting rolling farmland.**

Oak door with ornate side panes opening to:

**ENTRANCE HALL:** With exposed oak flooring throughout, original timbers and studwork with staircase rising to first-floor. Oak-framed doors to useful under stair storage cupboard and further cloaks storage with 1 brick flooring and fitted shelving. Timbered opening to:

**KITCHEN/BREAKFAST ROOM:** (3.92m x 3.25m) A traditional, cottage-style bespoke fitted kitchen comprising a range of soft-close solid-wood base and wall mounted units and display cabinets with both oak and granite preparation surfaces with upstands above. Space for range style oven is set within an oak-topped recess with five-ring hob over and further fitted appliances including a fridge/freezer, dishwasher and space and plumbing for washing machine/dryer. Tiled flooring throughout, a central skylight and range of exposed wall timbers. Wall mounted Glow worm gas fired boiler, Central Island unit Opening to:

**INNER HALL:** With pamment brick flooring, part-oak shelved, pantry store and double-glazed window to side opening to:

**VAULTED SITTING ROOM:** (4.88m x 3.91m) A wonderful single-storey rear addition to the property completed by the previous owners with pamment brick flooring and underfloor heating throughout, heritage-grade double glazed casement windows to front and range of exposed oak studs, crossbeam and timberwork. Bi-folding doors opening directly to the rear gardens affording views across rolling farmland.

**BEDROOM 2/DINING ROOM:** (4.84m x 3.60m) A bright room with heritage-grade double glazed casement window range to front, exposed oak flooring and fireplace (presently sealed) with radiator, brick hearth and oak bressummer beam over. Set beneath a pitched roofline with original timberwork.

# April Cottage, Alphamstone Road, Lamarsh, Bures, Essex, CO8 5ES

**BEDROOM 3:** (4.28m x 2.09m) Afforded a dual aspect with heritage-grade double glazed casement window range to side and rear. Door with Suffolk latch opening to fitted wardrobe, radiator and exposed studwork..

**BATHROOM:** (2.90m x 1.79m) Fitted with ceramic WC, heritage style pedestal wash handbasin and freestanding rolltop bath with claw feet and mixer shower over with riser and fixed head options. Heated towel radiator, cast iron fireplace and double-glazed casement window to the side Half-height panelling and tiled flooring.

## First floor

**LANDING:** With casement window to side and door with Suffolk latch opening to:

**BEDROOM 1:** (4.20m x 2.97m) With wealth of exposed timberwork and afforded a dual aspect double glazed casement window ranges to both side elevations, bespoke fitted storage solutions, radiator and step up with opening to:

**EN-SUITE CLOAKROOM:** Fitted with ceramic WC, Roca wash handbasin within a fitted base unit with mosaic tiling above, exposed timbers.

## Outside

The property is situated on Alphamstone Road and approached via a tandem area of private off-street parking with space for two vehicles. Gated side access is via a brick paved side walkway with direct access to:

**STORE:** (2.35m x 2.14m) Of timber-framed construction beneath a Perspex roofline providing a useful garden store.

**STUDIO:** (3.63m x 2.56m) Set behind a timber-clad exterior on a brick base beneath a clay tile roofline with wealth of exposed timberwork, stripped wooden flooring, double glazed picture window to rear, further window to side and light, power connected.

The rear gardens have been landscaped to incorporate an Indian sandstone terrace beside the picturesque brook. There is a slate-roofed external store, established flower/shrub beds flourishing border planting. Across the bridges there is a large lawn with an arbour and seating area with low-level hedge line border, greenhouse and uninterrupted views across adjacent rolling farmland.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

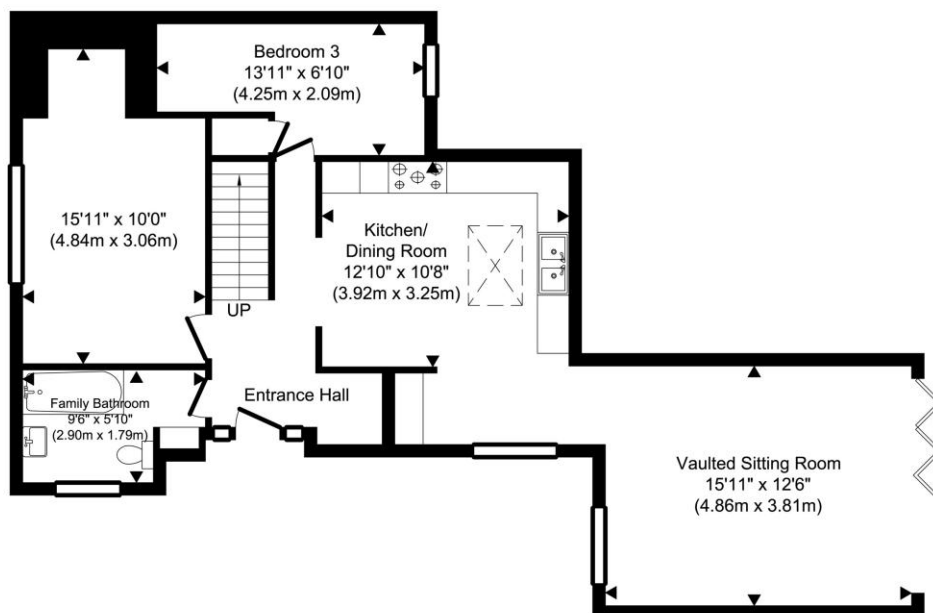
**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree Essex CM7 9HB (01376 552525). **BAND:** B

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

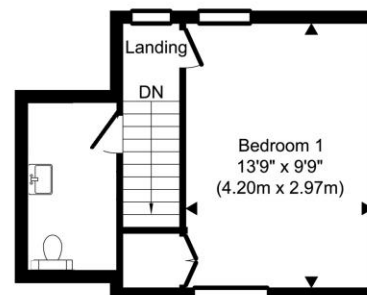
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation

# April Cottage, Alphamstone Road, Lamarsh, Bures, Essex, CO8 5ES

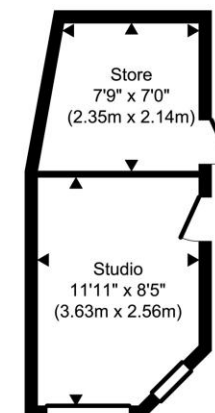
to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor  
Approximate Floor Area  
785.33 sq. ft.  
(72.96 sq. m)



First Floor  
Approximate Floor Area  
222.70 sq. ft.  
(20.69 sq. m)



Outbuilding  
Approximate Floor Area  
157.26 sq. ft.  
(14.61 sq. m)

TOTAL APPROX. FLOOR AREA 1165.30 SQ.FT. (108.26 SQ.M.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2022

