



DAVID
BURR

**Main Dwelling House at Holly Tree Nursery
Ardleigh, Essex (Subject to an agricultural tie)**



Holly Tree Nursery, Hungerdown Lane, Ardleigh, Colchester, Essex, CO7 7LZ

The charming village of Ardleigh is located in the Dedham Vale, an area of outstanding natural beauty. Local amenities include a village store, public house and parish church. Ardleigh is located within easy access of the A12 and A14 with the town of Colchester providing extensive amenities only 4 miles away with mainline rail links to London Liverpool Street taking approximately 50 minutes.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION. A five-bedroom detached property enjoying a rural setting adjacent to a working farm, positioned on the well-regarded North Essex village of Ardleigh. The property offers an accommodation schedule of approximately 2,750sq ft arranged via three floors, with three ground floor reception spaces. Further benefits to the property include detached garaging, further outbuilding utilised as a games room and a total plot size of approximately 0.71 acres.

A five-bedroom detached property subject to an agricultural occupancy restriction enjoying a rural position adjacent to a working farm, set in approximately 0.71 acres.

Panel door opening to:

ENTRANCE HALL: With staircase off and door to:

SITTING ROOM: 18' 9" x 16' 7" (5.73m x 5.07m) Affording a triple aspect with windows to front and french doors to side and rear. The focal point of the room is a central fireplace.

SNUG: 16' 6" x 10' 7" (5.05m x 3.25m) With half height panelling and sash windows to front and side.

KITCHEN/DINING ROOM: 16' 6" x 14' 8" (5.04m x 4.49m)/**25' 3" x 11' 6"** (7.70m x 3.53m) Fitted with a matching range of base and part glass fronted wall units with preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and window to side. A central granite topped island is enhanced by further single sink unit with mixer tap and further range of base level storage. Tiled flooring throughout and linking to the dining room, set across the rear of the property with skylight, bi-folding doors opening to the rear terrace and french doors to side. Tiled flooring throughout and LED spotlights.

UTILITY ROOM: 9' 7" x 5' 6" (2.93m x 1.70m) With tiled flooring throughout, granite preparation surfaces and ceramic single sink unit with mixer tap above. Door to outside and further door to:

SHOWER ROOM: 6' 11" x 5' 9" (2.12m x 1.77m) Fitted with ceramic WC, wash hand basin and fully tiled shower.

First floor

LANDING: With sash window to front and rear, double doors to linen store housing water cylinder with useful fitted shelving.

BEDROOM 1: 16' 7" x 12' 6" (5.07m x 3.83m) With window range to front and door to:

EN-SUITE SHOWER ROOM: 8' 0" x 5' 9" (2.44m x 1.76m) Fitted with WC, wash hand basin and fully tiled, separately screened shower. Sash window to rear and heated towel radiator.

BEDROOM 2: 16' 7" x 9' 1" (5.06m x 2.78m) Affording a dual aspect with sash window to front and side.

Holly Tree Nursery, Hungerdown Lane, Ardleigh, Colchester, Essex, CO7 7LZ

BEDROOM 3: 16' 7" x 9' 4" (5.06m x 2.86m) With sash windows to side and rear. Range of fitted wardrobes.

FAMILY BATHROOM: 7' 10" x 5' 8" (2.40m x 1.75m) Fitted with ceramic WC, wash hand basin and bath with shower above. Wall mounted heated towel radiator and window to front.

Second Floor

LANDING: With sash window to front and rear and hatch to loft.

BEDROOM 4: 16' 7" x 14' 5" (5.06m x 4.40m) With window to front and rear.

BEDROOM 5: 16' 7" x 14' 5" (5.06m x 4.40m) With window to front and rear, LED spotlights and door to:

EN-SUITE BATHROOM: 7' 0" x 5' 5" (2.15m x 1.67m) Fitted with ceramic WC, wash hand basin and bath.

Outside

The property is situated on Hungerdown Lane and approach via a shingle driveway. Ample lawn frontage fronting the property with direct access to the:

GARAGE: With twin hinge doors to front and light and power connected.

GYM: Utilised as part of the existing double garage and partitioned to create a home gym.

OUTBUILDING: Offering excellent potential for a variety of uses, currently utilised as a games room.

AGENTS NOTE: An overage is payable in the event that permission is obtained to remove the agricultural occupancy condition.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. LPG heating. **NOTE:** None of these services have been tested by the agent.

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

WHAT3WORDS: ///yard.nanny.amber

LOCAL AUTHORITY: Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE (01255 686868). **BAND:** F.

BROADBAND: Up to 1000 Mbps (Source Ofcom).

MOBILE COVERAGE: Three & O2 (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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



