



NETHERBY COTTAGE

Old Road, Wickham St. Paul, CO9 2PU

Guide price £450,000

**DAVID
BURR**



Netherby Cottage, Old Road, Wickham St. Paul, Halstead, Essex, CO9 2PU

Netherby Cottage is a charming grade II listed attached house, situated on the periphery of the village and enjoying a wonderful and quiet position adjacent to farmland. The property has been thoughtfully extended and now provides surprisingly well proportioned accommodation combined with a high degree of flexibility making the cottage well suited to modern life. Of particular note are the two reception rooms which are subdivided by an attractive oak stud partition and feature a magnificent inglenook fireplace. The kitchen/breakfast room enjoys French doors with an easterly aspect overlooking the garden and Netherby Cottage is complimented by a detached studio building located within the garden which offers versatile self contained work space or possible ancillary accommodation (subject to planning permission). No on going chain.

A glazed entrance door provides access to the well proportioned hallway which features a returning stair flight ascending to the first floor level, archway opening to the kitchen/breakfast room and doorway providing access to the sitting and dining rooms. From the hallway there is a door way opening to a wet room which features a white two piece suite and shower cubicle. The sitting and dining room are separated by a substantial oak stud partition. The room offers the flexibility of either being used as a large combined living room or as a separate dining room and separate sitting room. Within the room is a substantial inglenook fireplace with raised brick hearth and adjacent cupboard housing oil fired boiler. There is also a fireplace with external chimney breast in which stands a solid fuel burner (condition unknown). The kitchen/breakfast room features a tiled floor area with an extensive range of units providing draws and cupboards and matching wall units. Two double ovens, gas hob, space for side by side fridge freezer and matching island work station. There are windows and doors to two aspects including French doors to the garden.

The first floor landing provides access to four bedrooms and a bathroom. The principal bedroom features an impressive vaulted ceiling and exposed timber framework and incorporates a dormer window overlooking the lane. The second bedroom features timber oak studding and is a very well proportioned second bedroom. Bedroom three is a further double bedroom and bedroom four is a large single bedroom. The family bathroom features a free standing claw and ball foot rolled top bath, hand basin and low level WC.

The studio (Barn) is a detached pitch roof outbuilding located within the ground of Netherby Cottage.

It features a potential sitting area with French doors, window and incorporates a vaulted ceiling. There is a galley style kitchen with sink, drawers and cupboards, space for fridge and storage. This links through to an additional studio area with French doors and window. Cupboard housing an oil fired boiler and further access through to a shower room which incorporates a double sized shower cubicle and low level WC and pedestal handwash basin.

Outside

The property is approached via a large stone covered driveway which is flanked by sleepers providing parking for a number of vehicles and in turn is bordered by a large expanse of lawn to front and side. The driveway extends to the left hand side and abuts the detached studio building. The garden features various fruit trees and maturing trees. It also incorporates a small patio area and is very private and peaceful. Adjacent to the studio building, hidden away is the bunded oil tank. The boundaries are retained by mixed hedges.

The well presented accommodation comprises:

Quiet location	Four bedrooms
Kitchen/breakfast room	Studio building
Sitting & dining rooms	No on going chain
Semi rural location	Lots of parking

Agents note;

The property is of timber framed and plastered construction. The studio is referred to as the Barn in respect of planning permission. Drainage is unknown from the studio building, there is an independent oil boiler and radiators.

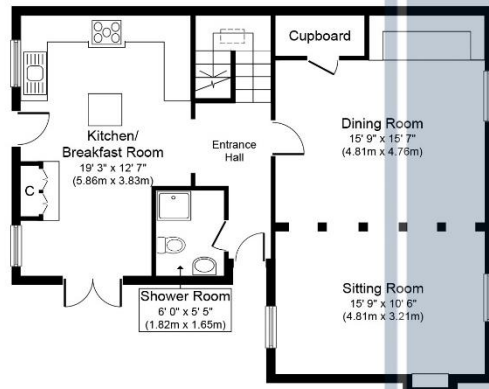
Location

Wickham St Paul is a most attractive village characterised by a variety of vernacular architecture surrounding the pretty village green. Local amenities include a pub, parish church, post office and farm shop/tea room. A variety of facilities are available at Halstead or the market town of Sudbury which lies just 4 miles to the North and offers many facilities which include a commuter rail link.

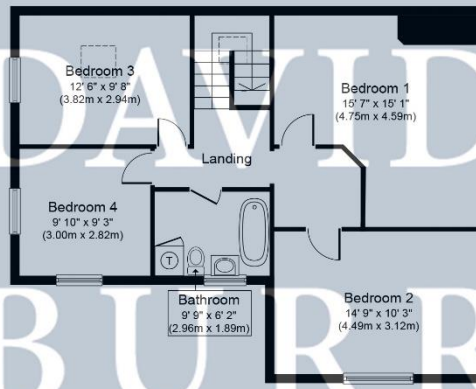
Access

Sudbury 4 miles	Colchester 15 miles
Halstead 5 miles	Braintree 9 miles
Sudbury – Liverpool St 60 mins	Stansted approx. 45 mins

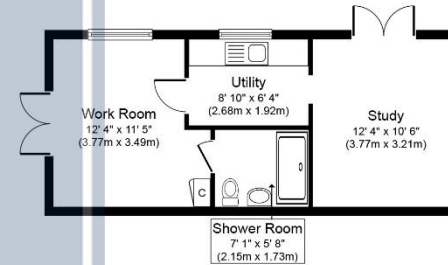




Ground Floor
Approximate Floor Area
769 sq. ft.
(71.4 sq. m.)



First Floor
Approximate Floor Area
771 sq. ft.
(71.6 sq. m.)



Outbuilding
Approximate Floor Area
367 sq. ft.
(34.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and private drainage.

Oil fired heating to radiators. EPC rating: N/A Council tax band: D

List Entry Number: 1306791

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE & O2 - Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

Contact details

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**DAVID
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