



10 MILL LANE

Pebmarsh, Halstead, CO9 2NW

Guide price £525,000

**DAVID
BURR**



10 Mill Lane, Pebmarsh, Halstead, Essex, CO9 2NW

Significantly enlarged during the 1990's, a three/four bedroom semi-detached chalet style house, occupying an amazing westerly facing plot with gardens of approximately 0.47 of an acre. The property provides excellent accommodation for a family or retiree's, with a floor area in the region of approximately 1,700 sqft., which includes three generous bedrooms to the first floor, study/fourth bedroom to the ground floor, a well proportioned sitting room, superbly appointed kitchen/dining room and very spacious conservatory across the rear of the house.

The property is located along a quiet village lane not far from the local pub, which is community owned, and is sited on a plot which extends to some significant distance, orientated to west, and descending to the River Peb (from which the village derives its name), over which there is a small footbridge, and opening to a large meadow area which ascends the opposite bank. The gardens are simply delightful, and beautifully stocked with a plethora of trees and plants and are particularly private and quiet.

A composite entrance door leads to a well proportioned and welcoming entrance hall, from which there are doors to the principal rooms and stairs ascending to the first floor. Immediately to the right hand side is the bathroom with a fully tiled suite. The sitting room features a woodburning stove and French doors to the conservatory. The study, or fourth bedroom, is located to the far left of the entrance hall, adjacent to the doorway for the kitchen. Additionally, a cupboard in the hall contains the electric warm air heating unit.

The kitchen/dining room has more recently been refitted and features classic shaker style units at both floor and eye level, with counter tops, double oven and warming tray, cooker hob and built in dishwasher. There is space for a large dining room table, and patio doors lead to the rear garden and wood store. A further doorway provides access from the kitchen to the 'utility area' of the conservatory.

The conservatory is partitioned by a low wall creating two distinct areas within the conservatory; a sitting area with French doors leading to the patio and looking down the garden, and a 'utility/boot room' area, with space for appliances, storage solutions, and a door to the side.

The landing provides access to three spacious bedrooms with the rear, westerly facing rooms enjoying lovely views over the garden. Interestingly the main bedroom features access to what is currently an internal room, which was previously used as a dark room, but could be converted to an en-suite, if required. From the first floor landing there is also access to an independent shower room and some very useful storage cupboards.

Exterior

The property is approached via a parking area across the front, with a stone covering, this in turn leads to the garage, entrance door and side gate. The garage is provided with power and light connections. The rear garden is an absolute delight and the current owners have provided the following narrative...

'The garden has been evolving over the past forty years, it is south west facing so gets sun most of the day. When we moved in it was basically a blank canvas which has seen various incarnations over the years leading to what it is today, where it has become three rooms.

When you walk out of the conservatory to the left hand side is a wood store and pebbled area then a four foot fence and gate leading to the rest of the patio terrace. The lawn is bordered by mixed herbaceous shrubs, evergreen and deciduous, olive, bay and weeping cherry trees. The borders are full of perennials that come up every year. Through the arch into room two with a greenhouse and chalet cabin next to which I have started a vegetable garden. The borders are a continuation of room one and a gentle slope takes you down to our wooded area where there are two fern gardens planted under the alder trees, brilliant cool and shady area to sit when the weather is hot. Walk through the trees onto the bridge over the River Peb and you are in room three, a large meadow with a bog garden and hedged and fenced along both sides and a mature weeping willow bottom left and trees in the top third.

We have kept goats, chickens, rabbits and guinea pigs in the past and still have our three pet ducks. This garden was developed to make it easy to maintain depending on how much time you have. Once the borders are in bloom and full we need to keep the edges done and the lawns cut and pull out any weeds as we spot them. Finally it is a wonderful garden for children as our daughters and our grandchildren will attest to!'

The well presented accommodation comprises:

Three/four bedrooms	Sitting room with wood burner
Three bedrooms and shower room to first floor	Large conservatory
Ground floor bathroom	Garage and parking
Study/fourth bedroom	Approximately 0.47 of an acre plot
Impressive Kitchen/dining room	Lovely village location

Location

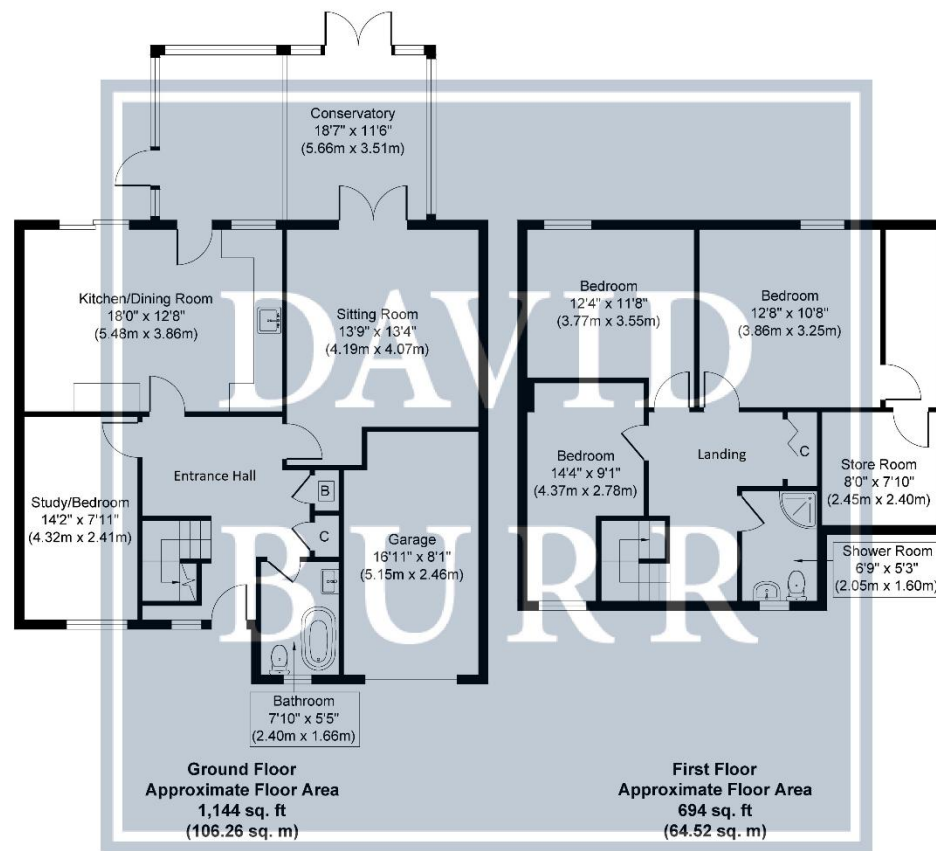
Pebmarsh is a highly regarded village with a church, public house, Courtyard stores and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.

Access

Halstead 4 miles	Bures (railway station) 4 miles
Sudbury 6 miles	Stansted 28 miles







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 drainage

Electric heating to radiators. EPC rating: D Council tax band: D

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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. DAVIDBURR.CO.UK

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