



2 ROSE COTTAGES

Mill Lane, Pebmarsh, CO9 2NW

Guide price £420,000

DAVID
BURR



2 Rose Cottages, Mill Lane, Pebmarsh, Halstead, Essex, CO9 2NW

Set within the delightful village of Pebmarsh, a mere stones throw from the local pub, 2 Rose Cottages is a substantially extended Victorian cottage of red brick elevations under a slate roof, tucked away at the end of a short, private driveway, which provides access to the pair of cottages. As a consequence of the two-story extension, The property now provides impressively well proportioned accommodation of over 1000sqft., in area, and also features a lovely patio for family gatherings, and a delightful rear garden which is of excellent size.

A part glazed entrance door provides access directly to the dining area, which in turn opens to kitchen and to sitting room. The dining area features a double glazed sash window to front, impressive fire place with brick surround, timber mantle, inset log burner and cupboard to chimney breast recess. Light oak vinyl type flooring extends from dining area to sitting room. The sitting room is of an excellent size with a double glazed sash window to front and French doors opening to the side garden. The kitchen features timber countertops supported by base units with shaker style door fronts and matching wall cabinets. There is a butler style sink, space for a range style cooker, a fitted slimline dishwasher and a very useful understairs storage cupboard. A stable style door leads to the utility room and stairs ascend to the first floor. The utility/boot room is a particularly well proportioned room with quarry tile floor area, fitted timber counter tops, space and plumbing for a washing machine and additional appliances, butler style sink and storage facilities. Floor standing Grant oil fired boiler, window to the rear, door to the rear patio area and door to the cloakroom.

The cloakroom features a modern white suite with low level WC and wash hand basin.

There are three bedrooms, and a bathroom located to the first floor. The principal bedroom is located to the rear. There are two further bedrooms both of good size, one of which contains the loft access point. The bedrooms are supported by a well spacious bath/shower room which features a quadrant style shower cubicle, bath, hand wash basin and low level WC. Double glazed sash window to rear.

To the front of the property there is block paved parking area suitable for the stabling of two/three vehicles and a raised flower bed. Access to the right hand side of the house opens to the side garden area, within which is sited a brick enclosure concealing a modern oil storage tank and large ornamental pond. The side garden extends round to the rear of the property leading to the utility/boot room. There are steps ascending to a raised elevated principal garden area with brick retaining wall to the left hand side and very useful and unusual brick built storage outbuilding to the right hand side. The main garden is lawned with vegetable plot and enjoys a high degree of privacy, with open land to the rear and a copse to the southern boundary. Located within the garden is a large timber pitched roof shed.

Agents note:

Access to the property is via a private driveway. We understand there is an easement for continuous passage over the driveway.

The well presented accommodation comprises:

Three spacious bedrooms	Large utility/boot room
Large bath/shower room	Cloakroom
Dining room with log burner	Parking to front
Separate sitting room	Private, well proportioned rear garden
Kitchen	

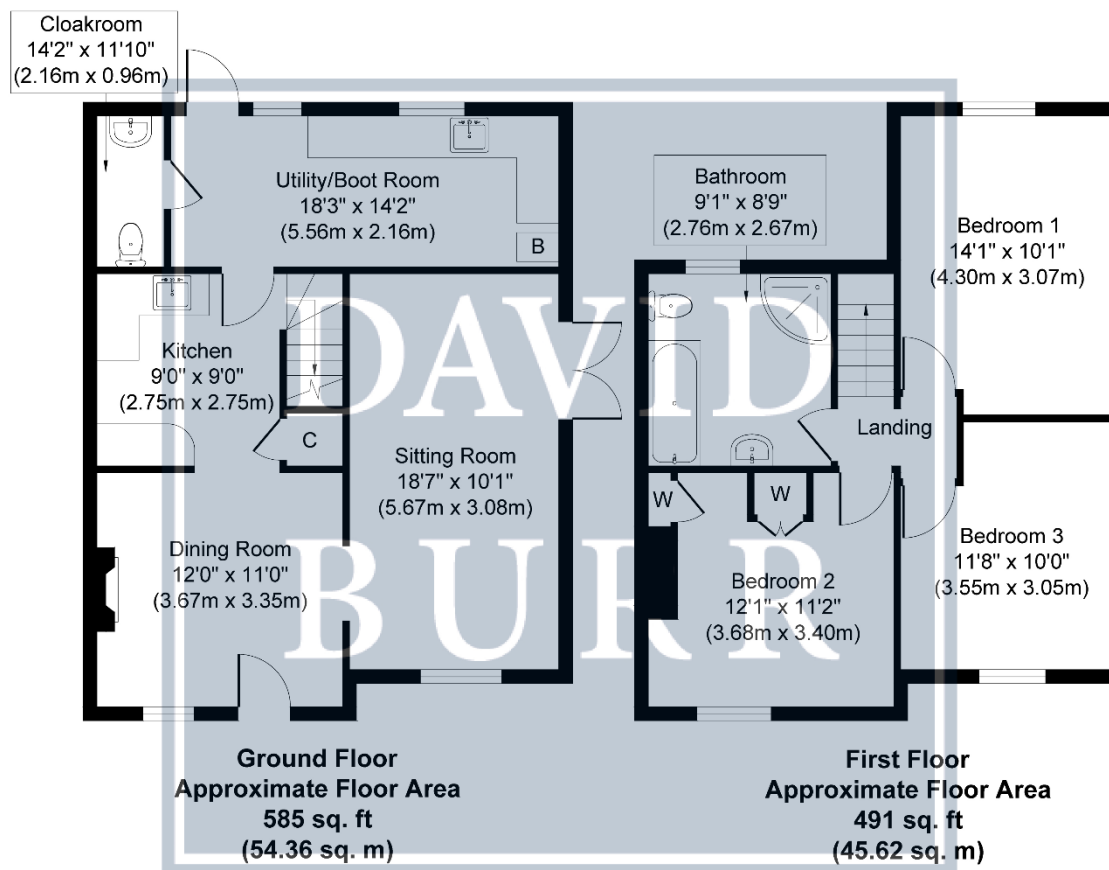
Location

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

Oil fired heating to radiators. EPC rating: D Council tax band: B

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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**DAVID
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