



## 1 PARK GATE COTTAGES

Delvyns Lane, Gestingthorpe, Essex, CO9 3AE

Offers in excess of £385,000

DAVID  
BURR



1 Park Gate Cottages, Delyns Lane, Gestingthorpe, Halstead, Essex, CO9 3AE

1 Park Gate Cottage is an attractive attached Victorian former farmworkers cottage enjoying a superb rural location along a country lane surrounded by open fields. NO ONWARD CHAIN.

The porch leads to a four panelled front door which opens to a spacious and light sitting room which has a window to the front elevation giving views to the garden, a fireplace with inset wood burning stove and a tiled hearth, a door leading to the stairwell and a useful understairs storage cupboard. The kitchen breakfast room benefits from a dual aspect and has views to fields at the rear and the garden to the front and has a working redbrick fireplace which provides a focal point in the breakfast area, exposed pine floor boards and a threshold leading to the kitchen which is fitted with a range of floor and wall mounted units with a single bowl stainless steel sink, Belling cooker with extractor hood above, tiled splashbacks and oak effect flooring.

There is a useful rear lobby which has a glazed and panelled door to the outside and a second door leads to a fully tiled bathroom which has an oval ended bath with mixer tap and shower attachment, pedestal wash hand basin, matching WC, electric underfloor heating, a heated towel rail and a useful linen cupboard.

The first floor is equally spacious and has a window to the rear on the landing giving fine views across open countryside and a useful linen cupboard. The principal bedroom is situated to the front elevation with views to the garden and the lane and it has an attractive cast iron fireplace and a panelled door leading to a useful built in wardrobe. The second bedroom is also situated to the front elevation with views across the garden and the lane and has an original Victorian fireplace with shelving to the side. The third bedroom is situated to the rear elevation of the property and benefits from wonderful views and also retains an attractive cast iron Victorian fireplace.

The property is approached by a picket gate set within a mature mixed hedge to the front elevation which accesses a York stone path leading to the front door. There are mature boundaries on all sides of the property with an attractive shrub and tree to the front providing a focal point and large expanses of lawn to the side with mixed hedging and post and rail fence.

The garden benefits from a south westerly aspect enabling it to take advantage of the afternoon and evening sun with fabulous sunsets on the horizon. To the rear is a large terrace accessed via the rear door which provides a perfect area for entertaining. Adjacent to this is a clipped hedge and an oak tree providing a focal point. There is an outside storage room which is plumbed for a washing machine adjacent to which is a further useful storage room.

The well presented accommodation comprises

Superb rural setting

### Scope for enlargement (stp)

### Spacious kitchen/breakfast room

### South and west facing garden

## Sitting room with woodburner

In all about 0.24 of an acre (sts)

Three bedrooms

## Agents notes

The water supply is shared with the neighbouring cottage and Park Gate Farm House. There is a check meter situated under the sink in the kitchen. Billing takes place bi-annually.

The property is connected to a compliant sewage treatment plant installed in 2025.

The property benefits from a firewall in the loft and has a loft ladder.

## Location

Gestingthorpe is a most attractive rural village with 'The Pheasant' restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

## Access

Halstead 5 miles

Braintree 9 miles

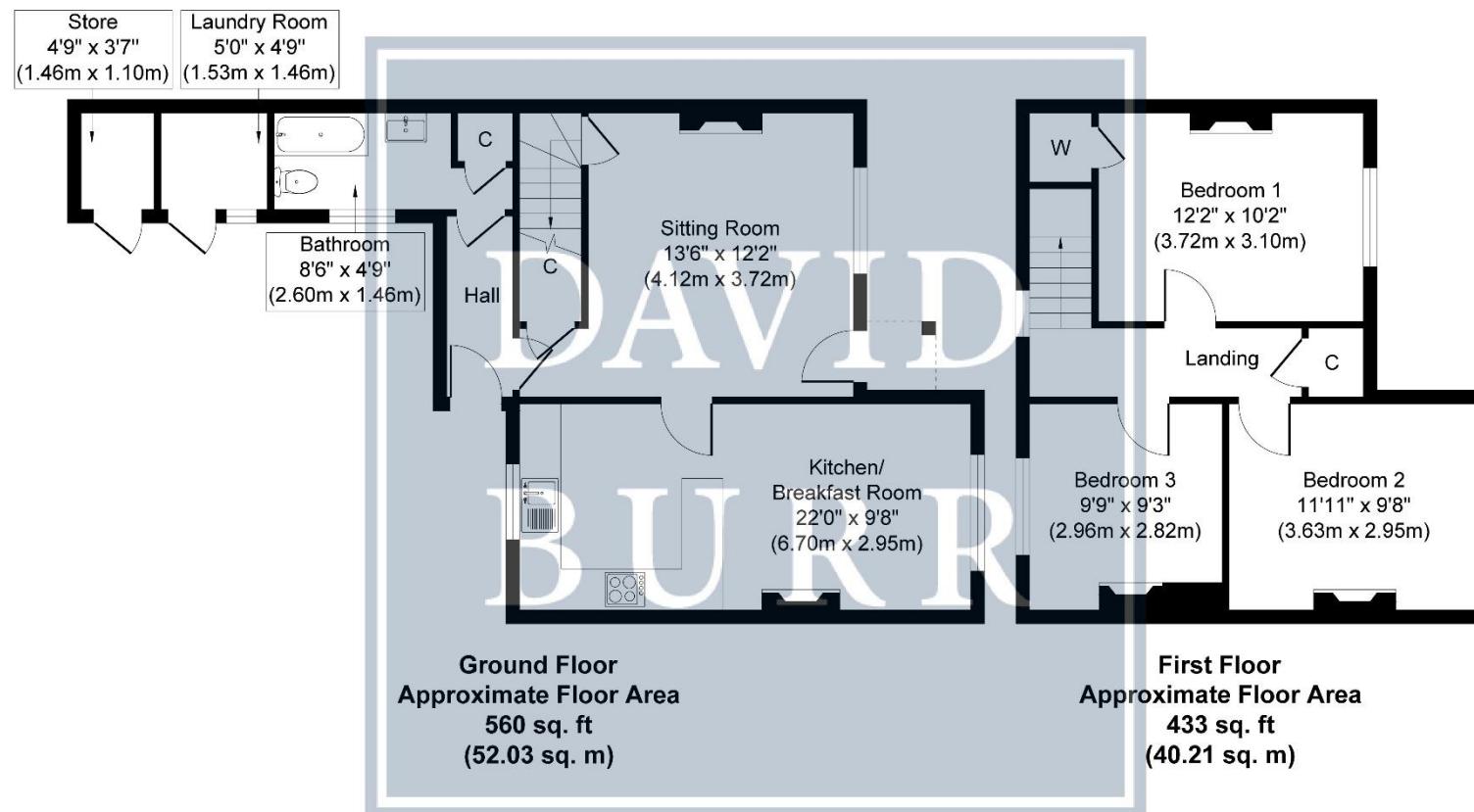
Sudbury 5 miles

Braintree – Liverpool St 60 mins

Stansted approx 30 min

M25 J27 approx 50 mins





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 electricity, water and private drainage

Oil fired heating to radiators. EPC rating: E

Council tax band: D Construction type: Standard, brick

Tenure: Freehold

Broadband speed: up to 6 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

## Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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