

Paul Mason Associates



Back Lane, Stisted, Braintree, Essex, CM77 8AS

Guide price £470,000

- Immaculate Period Cottage & Former Chapel (Approx. 1835)
- NO CHAIN Option
- Three Double Bedrooms
- Three Reception Rooms
- Two Bathroom/Shower Rooms
- A Wealth Of Period Features Throughout
- Positioned In The Heart Of The Village (Essex Class 4 Village Of The Year 2019)
- Garage Plus Gravel Driveway
- Landscaped Gardens And Courtyard
- Internal Inspection Highly Recommended To Fully Appreciate This Period Home

(Price Range £450,000 - £470,000) Set within a conservation area of Stisted, lies this charming former Chapel built in approx. 1835 which boasts a wealth of character and charm that one would wish for. The ground floor offers two delightful reception rooms with feature fireplaces and log burners, which in turn lead to a well equipped fitted kitchen which benefits from French doors opening to a private courtyard. The main staircase leads you to two charming double bedrooms and the four-piece family bathroom. From the inner hallway, you also access the internal garage, plus a second staircase opening to a further vaulted reception room, plus the third bedroom with en-suite. Externally, there is a rear lawn area, plus a courtyard garden to the side. The driveway offers off road parking for two vehicles plus a garage.

The property is positioned near the heart of the village, providing easy access to all the village amenities which include schooling, public house, shop, village hall etc. Recreational walks are on the doorstep, as too is Braintree Golf Club, with Freeport and all Braintree's amenities a little further.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	78		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## DISTANCES:

Braintree Freeport Station: 2.3 miles

Witham Station: 5.5 miles

Kelvedon: 4.7 miles

Stansted Airport: 19.5 miles

M11 (J8): 21 miles

(All distances are approximate)

## ACCOMMODATION:

### MAIN COTTAGE:

#### GROUND FLOOR:

##### Entrance Hall:

Entered via an oak door with DGW to front, architectural radiator, and doors to Lounge, and Inner Hall to Chapel area.

##### Lounge:

4.01m x 4.00m (13'1" x 13'1")  
DGW bay window to front, feature fireplace with ornate log burner, smooth ceiling with beams, carpet to floor and access to Dining Room. Oak staircase to first floor.

##### Dining Room:

4.01m x 2.74m (13'1" x 8'11")  
DGW to side, original fireplace with exposed brickwork, architectural radiator, carpet to floor and smooth ceiling with exposed beams. Access to Kitchen.

##### Kitchen:

4.11m x 2.95m (13'5" x 9'8")  
DGW overlooking the rear garden, range of fitted Shaker style base and wall units with solid oak work

surfaces and sink drainer with central mixer tap, built-in oven with hob over, integrated fridge, freezer and dishwasher, architectural radiator, ornate log burner, quarry tiled floor and smooth ceiling with beams. French doors lead out to a side courtyard.

#### FIRST FLOOR:

##### Landing:

DGW to side, storage cupboard, exposed floorboards and smooth ceiling.

##### Bedroom One:

4.00m x 3.96m (13'1" x 12'11")  
DGW's to front and side, architectural radiator, TV point, exposed brickwork and floorboards plus smooth ceiling with sunken spotlights.

##### Bedroom Two:

4.05m x 3.38m (into wardrobes)  
(13'3" x 11'1" (into wardrobes))  
DGW to rear, range of deep fitted wardrobes, architectural radiator, carpet to floor and smooth ceiling with loft hatch.

##### Family Bathroom

A large room with panelled bath, double shower, LLWC and vanity wash hand basin, all benefitting from underfloor heating and smooth ceiling with sunken spotlights.

#### CHAPEL AREA:

#### GROUND FLOOR:

### Inner Hallway:

This leads you into the old Chapel section of the property and leads to the integral garage and additional reception room, and bedroom three with en-suite shower room.

#### Integral Garage:

4.57m x 2.77m (14'11" x 9'1")  
Power and plumbing fitted for use as a utility room with sink unit fitted. (This room could potentially be used as an Air b'n'b)

#### FIRST FLOOR:

##### Reception Room:

4.90m x 2.64m (16'0" x 8'7")  
A wonderful vaulted room with carpet to floor and smooth ceiling with exposed beams. Door to bedroom three.

##### Bedroom Three:

3.56m x 2.87m (max) (11'8" x 9'4" (max))  
DGW's to front and side, TV point, carpet to floor and smooth ceiling, Door to en-suite shower room.

##### En-Suite Shower Room:

Shower unit, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

#### EXTERIOR:

##### Front & Driveway:

The front of the property commences with a gravel driveway with parking for two vehicles and has steps leading to

the front door plus an array of planting and side access gate to rear.

### Rear Garden

This delightful rear garden commences with a large, private courtyard area which is landscaped with a selection of ornamental trees and shrubs, making it ideal for that morning coffee. This area leads through to a lawn area with well stocked borders plus a selection of flowers and shrubs, and brick path to the garden shed. There is also a log store, plus outside tap and power sockets.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



**Paul Mason** Associates

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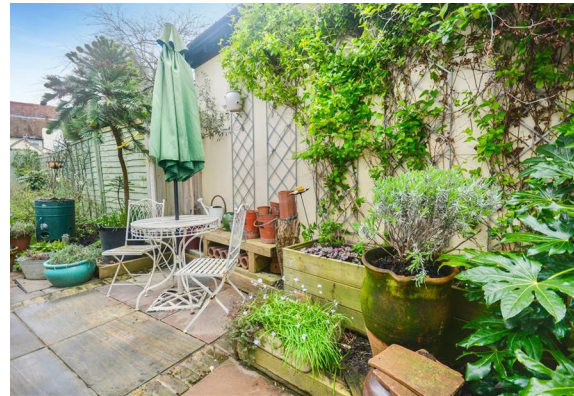
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