



Southminster Road, Mayland , CM3 6EB
Guide price £875,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Being Sold by Modern Method of Sale A superb opportunity to purchase this attractive and imposing red brick former farm house, built circa 1840 (later extended) sitting on 1.8 acre grounds. The residence benefits from not being a listed building, albeit enjoying much unspoilt character to both its double gabled exterior elevations and beautiful interior which presents high ceilings (to both the ground and first floors) numerous attractive fireplaces (two with operative open fires) and many other classical features such as the large sash windows in some rooms, traditional window shutters, a 'Butlers pantry' and a great farmhouse style kitchen/breakfast room with range oven and traditional pantry. Outside, there is a double garage building with an adjoining workshop, carriage driveway, post and rail paddock with small stable block and storage building to one side. The property has the added benefit from being offered with no onward chain.



SECOND FLOOR:

LOFT ROOM: 11'8 x 9'1 (3.56m x 2.77m)

Double glazed window to side, access to loft space, staircase down to:

FIRST FLOOR:

LANDING:

Sash window to rear, radiator, built in under stairs storage cupboard, doors to:

BEDROOM 1: 15'8 x 13'7 (4.78m x 4.14m)

Sash window to side, radiator, cast iron feature fireplace, door to

EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with glass door and screen, wc with concealed cistern and wash hand basin set on a vanity unit with storage cupboards below, tiled walls and floor, inset downlights, extractor fan.

BEDROOM 2: 15'8 x 12' (4.78m x 3.66m)

Sash window to front, radiator, cast iron feature fireplace.

BEDROOM 3: 16'1 x 10'4 (4.90m x 3.15m)

Sash window to side, cast iron feature fireplace, built in wardrobe.

BEDROOM 4: 13'1 x 9'10 (3.99m x 3.00m)

Dual aspect room with sash windows to front and side, radiator, access to walk-in wardrobe.

BEDROOM 5: 10'10 x 8'6 (3.30m x 2.59m)

Sash window to rear, radiator.

FAMILY BATHROOM:

Double glazed windows to side and rear, chrome heated towel rail, 3 piece suite comprising 'P' shaped panelled bath with shower over and glass screen, close coupled wc and wash hand basin set on vanity unit with wall mounted mirror over and storage cupboards below, built in storage cupboard, part tiled walls, tiled floor, inset downlights.

GROUND FLOOR:

RECEPTION HALL:

Solid wood panelled entrance door to front, sash windows to front and side, 3 radiators, staircase to first floor, 2 built in storage cupboards and one walk-in store room, exposed wood floorboards, leading to:

BREAKFAST ROOM: 16'9 x 11' (5.11m x 3.35m)

Sash windows to side, radiator, built in storage cupboards, shelving and pantry cupboard, steps down into:

KITCHEN: 17'7 x 16'10 (5.36m x 5.13m)

Double glazed French style doors opening onto rear garden, double glazed windows to rear and side, radiator, extensive range of matching wall and base mounted storage units, drawers and display cabinets, granite work surfaces with inset white ceramic butler sink unit with drainer grooves to side, matching island unit with inset 4-ring induction hob and further storage units below, integrated fridge and dishwasher, 'Stanley' Aga style cooker to remain with tiled splashback, built in larder cupboard, tiled floor, inset downlights, door to:

SIDE LOBBY:

Doors to front and rear, radiator, built in storage cupboard, door to:

OFFICE: 11'6 x 9'10 (3.51m x 2.77m)

Glazed door to front and rear, window to front, radiator.

CLOAKROOM:

Two piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, tiled splashback and wall mounted mirror over, continuation of exposed wood floorboards.

EXTERIOR:

The property sits within well kept grounds extending to 1.8 acre total. The perimeter of the boundary has secure post and rail fencing and are predominantly laid to lawn. There are more formal lawns and gardens surrounding the property itself with an enclosed paddock on at the very rear with a small stable block and storage facility.

LOCATION:

The property stands in an elevated, semi-rural, hill top position in a small rural hamlet known as Upper Mayland. Upper Mayland sits within a two mile radius of larger surrounding towns and villages, being Maylandsea, Althorne and Southminster (the latter providing a daily commute train station/service for London Liverpool Street).

The house stands with open arable farmland to both the front and rear with a neighbouring (well distanced) property to its west side and to the east side is Joyces Farm.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band G.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Auction Details

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









