



Woodview Road
Layer Marney, Colchester, CO5 9UP

£575,000
EPC Rating 'F'

- Period Three Bedroom Cottage
- Plot 1/3 Acre
- Farmland Views
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale 'Rose Cottage' a thatched period property dating back to 1550 with period features throughout including an inglenook fireplace and exposed beams. The cottage is set on a plot of approx. 1/3 of an acre and enjoys far reaching farmland views, situated in a semi-rural location in the popular village of Layer Marney with good access to Tiptree and the city of Colchester. The property consists of an entrance hall, lounge, dining room, study, kitchen, ground floor bathroom and three bedrooms. Externally the property benefits from gardens extending to the rear and side of the property and a driveway providing parking for a number of vehicles. The property is being sold CHAIN FREE and has the potential to extend and improve subject to planning.





ENTRANCE HALL

Entrance to the property is made via a solid entrance door to front aspect leading into entrance hall.

LOUNGE

19' 5" x 19' (5.92m x 5.79m) A bright and spacious living room being well lit by windows to rear and side aspect and fully glazed double doors to side, open fireplace, electric storage heater, door to:

STUDY

13' x 11' (3.96m x 3.35m) Window to front aspect, exposed timbers, electric storage heater, stairs rising to first floor landing.



DINING ROOM

13' 3" x 11' 10" (4.04m x 3.61m) Windows to front and side aspect, the room features a inglenook fireplace and a wealth of exposed timbers, electric storage heater, door to:

KITCHEN

17' 5" x 4' 8" (5.31m x 1.42m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, splashing tiling, windows to rear aspect and door to side, exposed timbers, storage cupboard.



BATHROOM

7' 4" x 5' (2.24m x 1.52m) Window to rear aspect, panel enclosed bath, pedestal wash hand basin, low flush WC, splash tiling, exposed timbers, window to rear aspect, electric heater.

LANDING

Access to loft space.

BEDROOM ONE

19' 7" x 12' 6" (5.97m x 3.81m) Sloping Ceiling A spacious double bedroom with windows to rear and side aspect, electric storage heater, door to bedroom three.



BEDROOM THREE

14' 4" x 11' 10" (4.37m x 3.61m) Max Measurement Sloping Ceilings Window to rear aspect, exposed timber, door connecting to bedroom one

BEDROOM TWO

13' x 13' (3.96m x 3.96m) Sloping Ceilings Window to side aspect, exposed timbers.



OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs being well enclosed by hedge borders, driveway providing of road parking. The gardens extend to the rear and side of the property being mainly laid to lawn with established shrubs being well enclosed by fencing. The total plot size is approximately 1/3 of an acre with surrounding farmland.

AGENTS NOTE

The property is being sold chain free and viewing is highly recommended to appreciate the setting, character and potential that the property offers. The property has a septic tank.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements