



belhus
PROPERTIES



Church Street
Maldon, CM9 5HW

- Character property with driveway
- Idyllic Location
- Many enhancements over the last year
- Cottage style rear garden
- Includes Summer house, shed and greenhouse
- Situated within yards of Maldon's historical quayside
- Nearby the High Street with array of shops
- Driveway and permit parking for guests

Guide Price £360,000 to £370,000
EPC Rating '60'





Property Description

This charming 2-bedroom cottage with a private driveway is in a popular conservation area of town. It sits in an idyllic location, just a stone's throw from the historic Quayside and a short walk to the High Street.

The kitchen and breakfast room overlook the 50ft-deep cottage-style garden. The garden includes a summerhouse equipped with electrics and storage, a separate shed for tools, and a greenhouse ideal for cultivating plants. There is also a small vegetable patch perfect for growing produce, and a pond stocked with fish.

Both the patio by the house and the seating area by the pond are inviting spaces for al-fresco entertaining.

Council Tax Band 'C'





Since purchasing the cottage just a year ago, the current owners have worked hard to transform the character cottage into a charming home while retaining its period features. They have added a new Wren Kitchen and new doors throughout, including the front door. New wood-effect flooring has been installed in the kitchen and bathroom. The windows have been painted. The owners have invested heavily in transforming the garden into an enjoyable space.

What the current owners love about their home...

The location near Quay, Promenade Park, and High Street drew us in. Inside, we appreciated the period character, which always impresses our visitors.

We access the property through the back garden, which is always green. In spring, Cherry and Apple trees bloom; in summer, Jasmine flowers appear; and in winter, holly displays its red berries.

Our favourite place in the garden is the summerhouse, which is connected to electricity and offers storage space. From here, we enjoy the views of the tranquil garden, especially the fish swimming in the pond. The summerhouse is a wonderful spot for relaxing in the sun, particularly in the early evening with a glass of wine.

Our bedroom is bright and airy, with views over St Mary's Church. The expanse of built-in wardrobes and the ensuite cloakroom are beneficial.

In the winter, the sitting room is warm and cosy. We have a picture on the wall, we hope the new owners will cherish as we can leave it in the cottage. It shows a local group of men who used to meet each day to 'chew the fat.' The men became known as 'The Shed Parliament.' It is said that two families once lived in the property, which was possibly built by the Church or the Lighthouse.

Our new kitchen fits in perfectly with the décor and is a pleasure to use; it was only installed in April 2025. It comes with a guarantee, as do the appliances. The black oven and fridge/freezer set it off nicely.

Nearby major supermarkets enhance daily convenience.

There is a museum in the park. At the top of the High Street is a Heritage Centre, which is well worth a visit, and the Moot Hall is very interesting.

There are many artists who choose to live here and take advantage of the friendly independent gallery, showcasing some of the finest artists in the country.



There is always plenty to explore, and we enjoy the Salt Marsh walk and the East Coast path. Having three public houses within walking distance, and nearby restaurants serving Chinese, Italian, and Indian cuisine. We are very much spoilt for choice.'

ABOUT MALDON

The gourmet Maldon Sea Salt has been derived from the pure water of the Blackwater Estuary since 1882. The river is favoured by flat tide-washed salt marshes, high winds, and low rainfall.

Tiptree Jam, with its world-recognised preserves, is just 5 miles away, and the tearoom and museum offer a chance to savour their extensive range of produce.

For commuting, Maldon is a short distance from the A12 and the mainline stations of Witham and Beaulieu Park.

Plume School is within walking distance from the property.

Maldon is a historic maritime and market town in the County of Essex, situated at the head of the Blackwater estuary, providing a varied landscape and is popular with sailing enthusiasts, bird-watchers, nature-lovers, walkers, and many others in pursuit of various leisure activities.

The history of Maldon dates back to the famous Battle of Maldon, fought between the Vikings and the Anglo-Saxons in 991 AD.

The Promenade Park offers families a host of activities throughout the summer months.

Maldon also offers cooler-weather activities. During the festive season, holiday lights shine along the quay and around Promenade Park, giving the waterfront a warm, festive glow. The town features festive events and seasonal markets, showcasing local produce and artisan crafts. Enjoy traditional carol services, family activities, evening markets, and light displays-Maldon offers much to do.

From picturesque walks along the River Blackwater to exploring the unique shops and cafes, this location is truly inspiring.



Accommodation Accommodation comprises (with approximate room sizes)

Two panel glazed entrance door (new) at the front (not currently used)

KITCHEN

14' 0" x 13' 4" (4.27m x 4.06m) narrowing to 8'3" Fitted kitchen (newly fitted) comprising 1 1/2 bowl porcelain single drainer sink unit with mixer tap and cupboard under, further range of base units with work surfaces over, matching eye level cupboards, integrated gas oven and gas hob, fridge, freezer, washing machine and dishwasher, tiled splash backs to work surfaces, storage cupboard, half glazed windows to rear aspect, door to rear garden.



LIVING ROOM

13' 9" x 9' 9" (4.19m x 2.97m) Double glazed windows to front aspect, beams to ceiling, wall light points.

GROUND FLOOR BATHROOM

White suite comprising panel enclosed bath with shower over, low level WC, wash hand basin, part tiled walls, double glazed window to side aspect.

STAIRS AND LANDING Leading to:

BEDROOM ONE

12' 3" x 10' 0" (3.73m x 3.05m) Double bedroom. Double glazed windows to front and side aspect, radiator, fitted wardrobes to one wall, doors to:

FIRST FLOOR CLOAKROOM

White suite comprising corner low level WC, wash hand basin with cupboard under and tiled splash back, loft access

BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m) Double room. Double glazed window to rear aspect, radiator, cupboard housing Vaillant gas fired boiler.

EXTERIOR

Independent driveway to the side of the property provides off street parking, side gate leads to the rear garden.



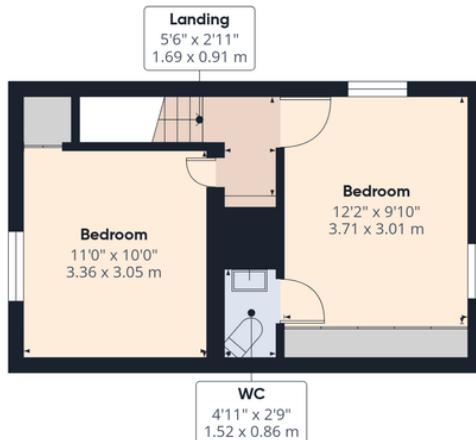


Approximate total area⁽¹⁾

595 ft²
55.2 m²

Reduced headroom
8 ft²
0.7 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Park Lane Business
Centre
Park Lane
Langham
CO4 5WR

www.belhusproperties.co.uk
sales@belhusproperties.co.uk
01206 332991

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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