

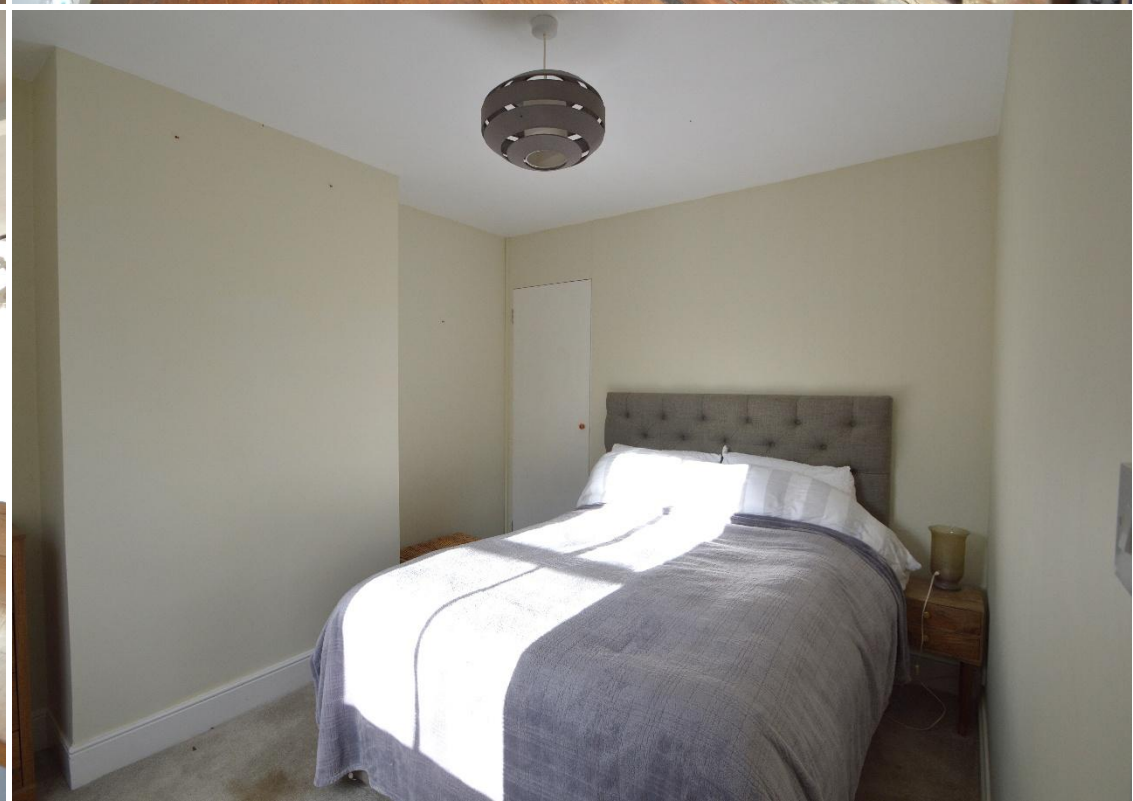


2 PARK GATE COTTAGES

Delvyns Lane, Gestingthorpe, Essex, CO9 3AE

Offers in the region of £375,000.

DAVID
BURR



2 Park Gate Cottages, Delvyns Lane, Gestingthorpe, Halstead, Essex, CO9 3AE

2 Park Gate Cottages is an attractive Victorian former farm workers cottage enjoying a superb rural location along a peaceful country lane and is surrounded by open farmland. NO ONWARD CHAIN.

A glazed and panelled door leads to a useful entrance porch which has a window to the side elevation and exposed floorboards. A square arch then leads to the principal reception room which has an attractive red brick fireplace with an inset woodburning stove on a brick hearth which provides a focal point and a mantle above, karndean flooring and a window to the front elevation giving views to the garden and beyond.

A panelled door accesses a rear lobby adjacent to which is a superb kitchen breakfast room which benefits from a dual aspect and views across open fields to the rear and the garden to the front. There is an attractive red brick fireplace, exposed floorboards and an extensively fitted kitchen area which has a range of floor and wall mounted units with ash worktops incorporating a breakfast bar, ash upstands, integral appliances include an oven/grill, four ring hob with extractor hood above, slimline dishwasher, American fridge/freezer, washing machine and a one and a half bowl sink. An arch accesses the rear lobby where there is useful understairs cupboard and a glazed and panelled door leads to the rear terrace. Beyond this a ledge and board door accessing a fully tiled family bath/shower room with a power shower above the bath, sink above the vanity unit, a matching WC and a door to the linen cupboard housing the hot water cylinder.

Stairs rise from the sitting room to the first floor which has a large sash window to the side giving wonderful views to open farmland. The principal bedroom is situated to the front elevation of the house overlooking the garden and has a useful wardrobe/storage cupboard. The second bedroom is also situated to the front elevation with views to the garden and the lane via a large sash window and has an attractive former feature fireplace with arch feature. The third bedroom is situated to the rear of the property overlooking the garden and open farmland and also has a fire place and arch feature.

Outside

The property is approached via a picket gate with mature hedging to the front and decorative willow screening. A gravel path with rope edging leads to the front door, adjacent to which are beds of lavender and large expanses of lawn. The path continues with neatly clipped hedging to the side and accesses the rear door.

There are large expanses of lawn to the east with some well stocked herbaceous borders and a gravel terrace to the rear providing a superb entertaining space. This is flanked by raise brick planters and to the rear there is a storage shed and covered lean-to. The views are absolutely superb with open farmland to the rear. There are two exterior buildings, one housing the boiler and one providing further storage, both of which have power and light. There is a large summer house which provides useful home office or studio space which is connected to power and light.

To the north of the property is a 15 acre agricultural field (6.04 hectares), which is currently in an SFI scheme, which ends in December 2026.

The well presented accommodation comprises:

Superb rural setting	Three bedrooms
Stylish kitchen/breakfast room	South facing garden
Sitting room with fireplace and log burner	In all about 15.20 acres (sts)

Agents notes:

The water supply is shared with the neighbouring cottage and Park Gate Farm House. There is a check meter situated within the laundry cupboard. 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 and a partly boarded loft.

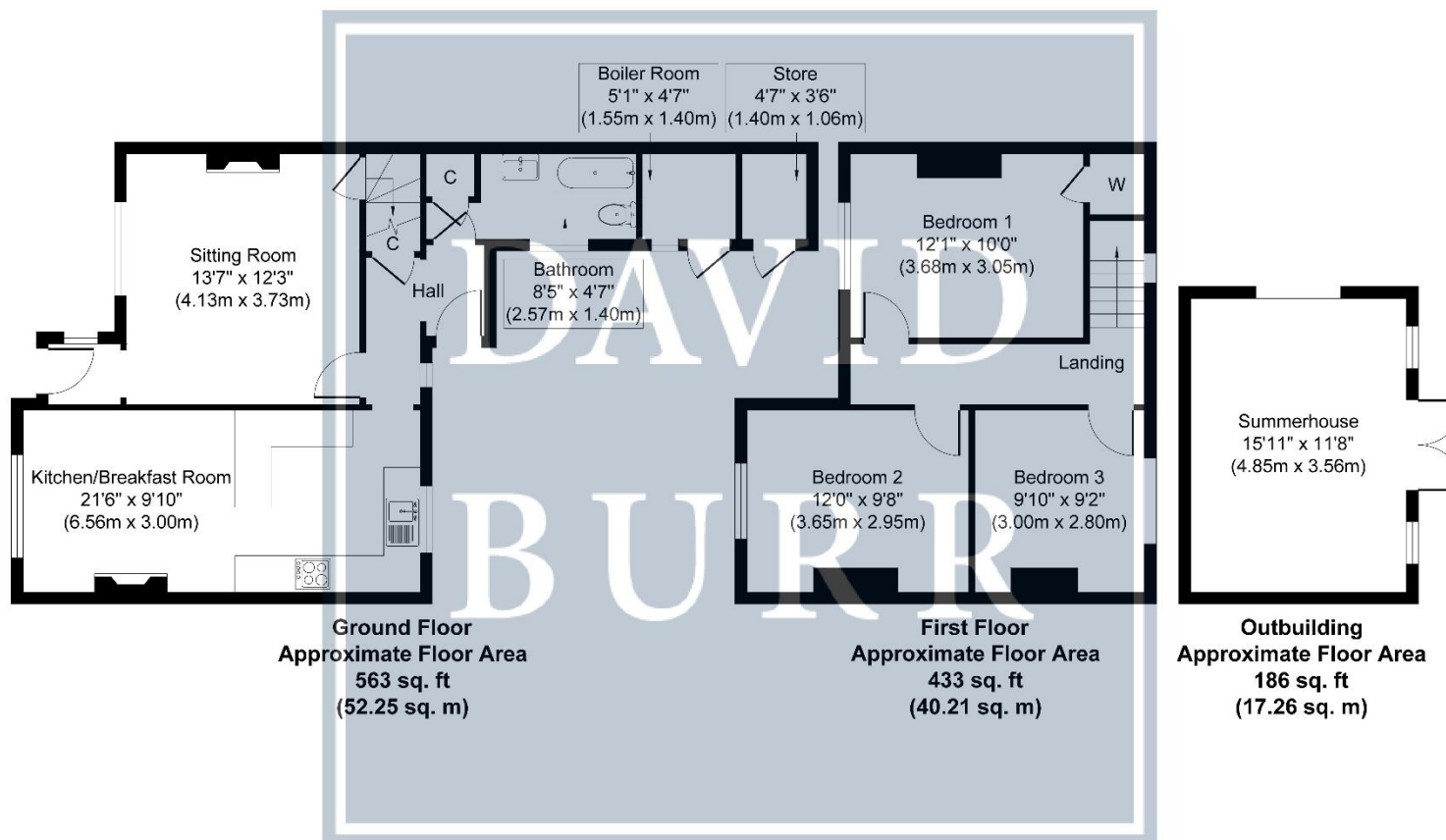
All window coverings and fittings are included in the sale.

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 mins	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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**DAVID
BURR**