

**ST MARY'S COACH HOUSE**

Toldish Hall Road, Great Maplestead, Halstead, Essex, CO9 2QZ

**Guide price £595,000**

DAVID BURR









# St Mary's Coach House, Toldish Hall Road, Great Maplestead, Halstead, Essex, CO9 2QZ

St Mary's Coach House is a delightful unlisted Victorian building which has been meticulously and comprehensively modernised by the current owners and features highly characterful accommodation blended with contemporary fittings and finish. NO ONWARD CHAIN.

The property occupies a secluded and tranquil south facing plot, within a very sought after locale, close to Great Maplestead, along a quiet, semi-rural lane.

The Coach House retains its former stable, which being integral to the main house, could readily provide a straight forward solution to enlarging the living accommodation, as could the very large workshop/garaging, thus imbuing the Coach House with considerable further potential, if required.

A well-proportioned walled garden offers security, and plenty of recreational space which also incorporates ample parking for a number of vehicles. The property is offered for sale with no on going chain of sales, for convenience.

Part glazed composite entrance door opening to lobby area and thence to the kitchen on the left hand side, and dining area to the right, with stairs ascending, directly ahead. The kitchen is illuminated via two windows and features a comprehensive array of contemporary handleless cabinets and storage solutions at floor and eye level, composite sink and Tri-tap, custom cabinets incorporating AEG oven and adjacent induction hob with canopy extractor hood over. Space for appliances, squared opening to dining room and doorway to rear porch, cloakroom suite and composite door to rear garden.

The dining room is illuminated via two south facing and one west facing window and features quality flooring which extends through to the sitting room, the room also shares a fire place with the sitting room and a double sided wood burning stove. Patio doors provide access from the sitting room to the gardens.

To the first floor there is a modern bathroom suite with shower bath, and the potential of three bedrooms, dependent upon personal needs. The principal bedroom is particularly impressive and of an excellent size, incorporating storage to eaves, windows to three elevations and a delightful vaulted ceiling and exposed roof timbers. The principal bedroom is linked to landing via a well proportioned room which could make an ideal nursery or dressing room, if required. A further independent bedroom is accessed from the landing.

Outside

The property sits fairly close to the northern boundary line, thus the majority of the gardens are located on the south side. Double gates provide vehicular and pedestrian access. A timber storage shed is located adjacent to the entrance door and access is afford around the rear of the building where can be found the ASHP and storage building which is in need of renovation (please see agents notes).

The garden is mainly lawned interspersed by maturing trees. There is a useful open storage shed and green house, walled patio area and extensive parking across the front of the building.

The former stables are hugely atmospheric and feature a wonderful brick floor. Access is via framed and braced double doors. The water storage and ancillary equipment is sited within, and there is modern lighting. There is further access via a doorway to two additional very useful rooms, the later housing the water softener equipment, ultimately leading to the cavernous workshop/garage. With roof lights and windows, rear door, inspection pit and double timber entrance doors, this area is a fascinating and extremely beneficial space with a plenty of potential.

In all about 0.26 of an acre (sts)

The well presented accommodation comprises:

| | |
|---|---|
| Superb principal bedroom | Delightful kitchen |
| Two/three bedrooms | Rear lobby |
| Lovely bathroom suite | Ground floor cloakroom |
| Sitting room & dining area | Substantial Garage/workshop |

Agents Note;
Within the curtilage of St Mary's Coach House is a modest storage outbuilding, in need of refurbishment, which forms a section of a larger building, currently used as a cart lodge, this being set within the curtilage of Wimbles a Grade II listed house, which is the dwelling immediately behind. We believe this building falls under curtilage listing.
The property features extensive low voltage lighting, flat panel radiators many being vertical, supplied by an ASHP, high quality flooring where fitted.
We understand that a covenant restricting future building will be applied to part of the garden at St Mary's Coach House.

## Location

Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

## Access

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| Sudbury 7 miles | M25 J27 approx 50 minutes |
| Halstead 3 miles | Colchester 17 miles |
| Braintree 7 miles | Stansted approx 30 minute |



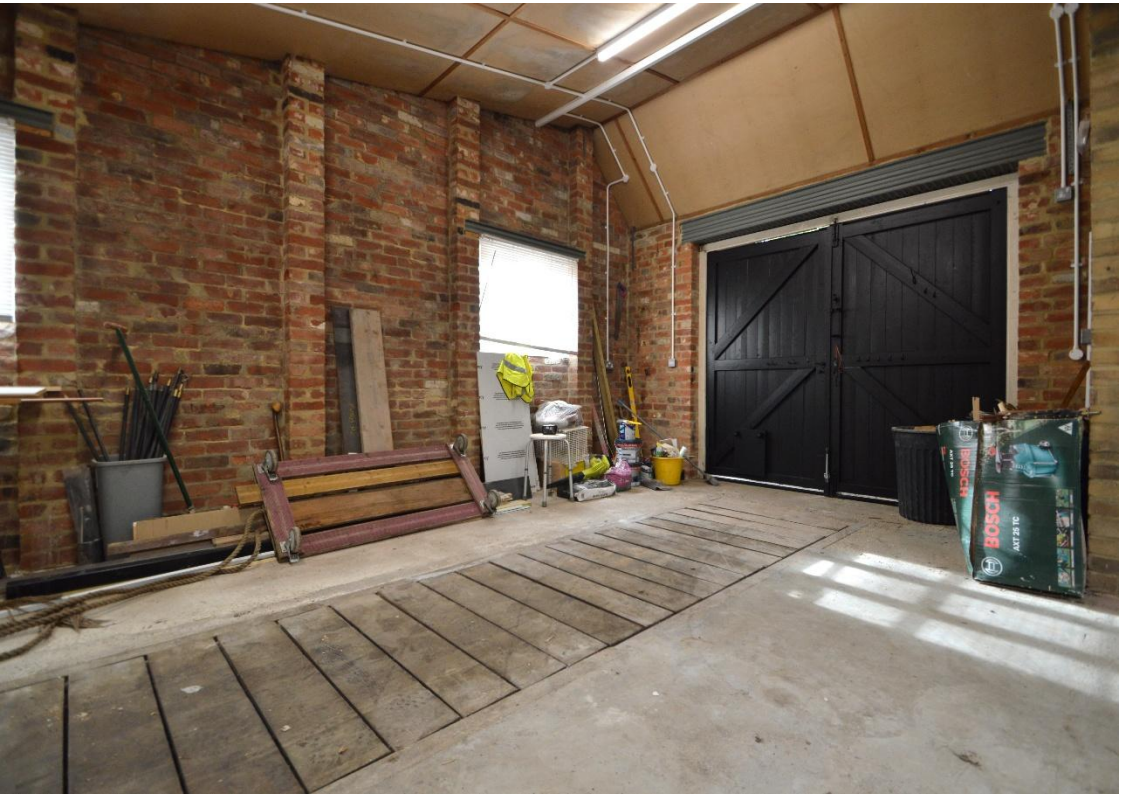




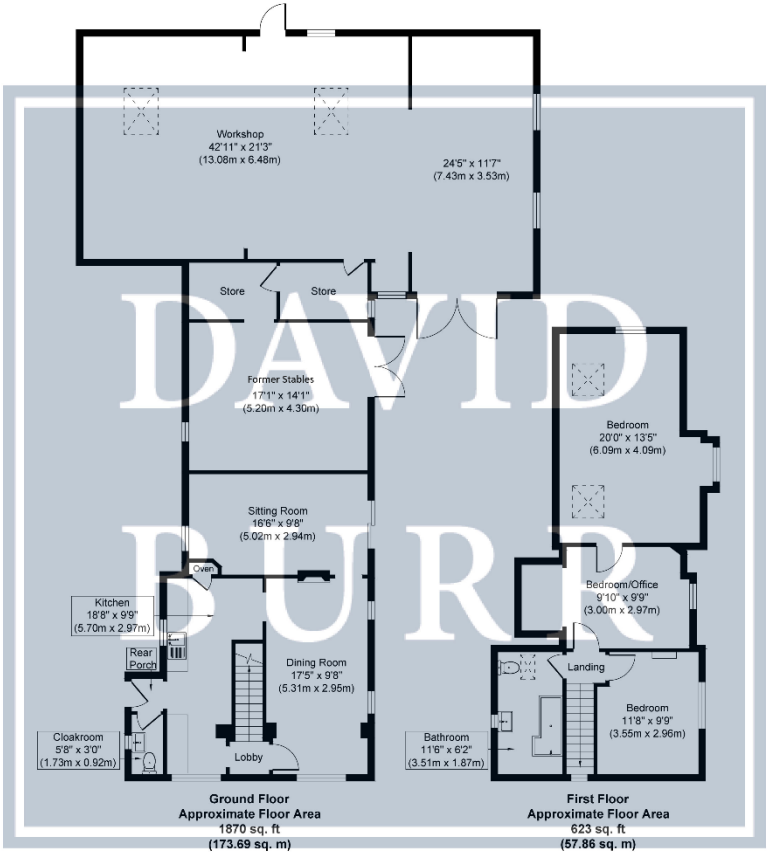







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## Additional information

Services: Main water, electricity and private drainage (treatment plant)

Air source heat pump to radiators. EPC rating: C

Council tax band: E Broadband: TBC

Tenure: Freehold Construction type: Brick

Broadband speed: up to 1800 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


| | |
|---|---|
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