

ROSE COTTAGE

Oak Road, Pebmarsh, Essex, CO9 2QD

Guide price £450,000

DAVID BURR









Rose Cottage, Oak Road, Pebmarsh, Essex, CO9 2QD

An absolutely delightful unlisted semi-rural cottage, re-thatched in 2026, and occupying a wonderful south and west facing plot, just on the outskirts of Pebmarsh. As one would expect, the property radiates charm and character, with brick floors, exposed oak framing, a magnificent handmade ESSE range cooker and of course the beautiful long straw thatched roof.

The secluded plot is surprisingly well proportioned, and is bisected by an incredibly useful parking and garaging area, which also features a large workshop and secure gated parking. The immediate environs are that of established woodland and arable land, with Pebmarsh village and the Kings Head pub being located within one kilometre, for convenience. The nearest train station being in Bures is only four miles away.

A framed and braced entrance door opens to a delightfully atmospheric reception hall, or vestibule, which could also be called upon as a dining room. Stairs rise to the first floor and a doorway allows access to the bath and shower room. The brick floor, which is particular feature of this room, extends through to the sitting room and a fireplace houses the oil-fired boiler.

The sitting room features a deep circular bay overlooking the garden, and an impressive redbrick fireplace creates the focal point, inset to which there is a Calor gas fed wood burner style stove.

The brick floor continues through to the kitchen, which incorporates a dining area, and features solid timber cabinets and cupboards in keeping with the ethos of the building. The counter tops are in quartz and incorporate a fluted drainer and Butler style enamel sink. The centre piece of the kitchen is a wonderful ESSE cooking range in blue, which is oil fed, and complimentary tiling completes a delightful kitchen.

Annexed to the kitchen is a very useful and well-proportioned utility room, provided with Butler style sink and counter tops. Wall and base storage cupboards, space for appliances and side by side style fridge/freezer, slate tiled floor, window and door to the side of the building.

To the first floor there are two bedrooms both with independent access from the landing, the principal bedroom features a full-length span of cupboards and drawers providing excellent storage, in addition to the wardrobe cupboard. The second bedroom also features a built-in wardrobe.

Exterior;
A five bar gate opens to the parking and garaging area, upon which is sited a detached garage with power and light connected, access via double doors. Adjacent a timber work shop with power connected, wood store and additional storage shed. There are plenty of parking and motorhome/boat stabling possibilities. Beyond, with access via a gate, is an area of the garden to the south side which features a former aviary and is largely uncultivated. The gardens which lead up to the cottage are a delight, and southerly facing, being well stocked with a mixed hedge border and meandering brick pathway to the patio area and entrance door. Behind the cottage is the oil tank.

The well presented accommodation comprises:

- Two bedrooms
- Entrance hall/vestibule
- Bathroom
- Sitting room with fireplace
- Utility room
- Kitchen/dining room
- Garage & Workshop
- South and westerly facing gardens
- Gated parking
- Periphery of village
- Excellent access to Sudbury & Halstead
- Approx. 0.20 of an acre plot

Location

Pebmarsh is a highly regarded village with a church, community owned public house, village hall, hair dressers, Courtyard stores and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter. There is also a station 3 miles away in Bures which has links to Sudbury and Marks Tey. Pebmarsh provides ample opportunity for walking through the countryside due to many public footpaths, one of which leads to another close by village of Colne Engaine, which follows the River Peb.

Access

- Halstead 4 miles
- Bures (railway station) 4 miles
- Sudbury 6 miles
- Stansted 28 miles







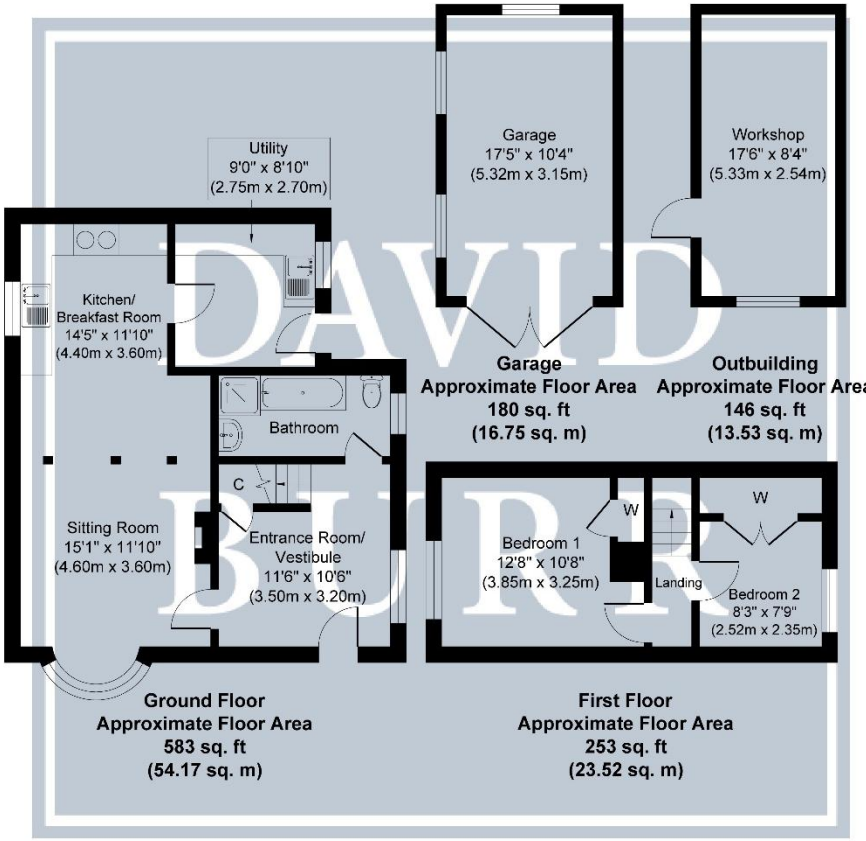












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Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: TBC

Council tax band: C Broadband: Fibre to the cabinet/satellite

Tenure: Freehold Construction type: Timber framed

Conservation area: No

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three (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

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