

MAIN ROAD, GREAT HOLLAND, ESSEX, CO13 0JN

Price

£585,000

FREEHOLD

- Character Property With Four Bedrooms
 - En-Suite To Master Bedroom
 - Three Reception Rooms
- 19'3" x 15'4" Lounge Overlooking Rear Garden
 - 19'2" Kitchen/Breakfast Room
- Ground Floor Cloakroom & First Floor Family Bathroom
 - Secluded 50' Rear Garden Workshop
- Double Garage & Ample Off Street Parking
 - Sought After Village Location
 - EPC Rating C/ Council Tax Band - F



FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and located in the picturesque village of Great Holland, Fentons Estate Agents have the pleasure in offering for sale this stunning, CHARACTER FOUR BEDROOM DETACHED HOUSE. To the ground floor there are three spacious reception rooms, a large welcoming hallway and cloakroom. To the first floor there are four well proportioned bedroom with an en-suite shower room to the master bedroom with the remain bedrooms served by the four piece family bathroom. Outside there are secluded rear and side gardens with a 13'9" x 11'7" workshop, a landscaped front garden and ample off street leading to a double garage. Located within the village there are peaceful countryside walks with coastal scenery, local public house, farm shop and excellent bus routes linking the coastal towns.

Accommodation comprises of approximate room sizes

Hardwood entrance door leading:-

Hallway

Stair flight to first floor with built in understairs storage cupboard. Part wood panelled walls. Tiled flooring. Radiator. Door to:-

Dining Room

14' x 10'9"

Radiator. Double glazed leadlight window to front.

Study/Office

11' x 7'

Tiled flooring. Radiator. Double glazed leadlight window to rear.

Lounge

19'3" x 15'4"

Fully panelled walls with built fireplace with mantle and fire under. Tiled flooring with underfloor heating. Two radiators. Double glazed leadlight windows to side and rear.

Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Tiled flooring. Fully tiled walls. Extractor fan. Obscured double glazed leadlight window to rear.

Kitchen/Breakfast Room

19'2" x 13'8"

Fitted with a range of country style fronted units. Wood effect rolled edge worksurfaces. Inset ceramic one and a half bowl sink and drainer unit with mixer tap. Multi burner Rangemaster cooker to remain. Extractor hood. Further selection of matching units at both eye and floor level. Glass display units.

Integrated dishwasher, fridge and freezer. Full length larder cupboard. Tiled flooring. Part tiled walls.

Radiator. Double glazed leadlight window to front. Double glazed leadlight window to rear. Door leading to:-

Inner Hall

Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed door giving access to rear.

First Floor Landing

Built in airing cupboard. Double glazed leadlight window to front with partial farmland views. Double glazed leadlight window to side. Radiator. Doors to all rooms. Door to:-

Bedroom One

13'8" x 10'7"

Radiator. Double glazed leadlight window to front. Door to:-

En-Suite Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Shower cubicle with wall mounted multi jet shower. Bidet. Fully tiled walls. Tiled flooring. Radiator. Skylight.

Bedroom Two

16' x 14'

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Double glazed leadlight window to front.

Bedroom Three

15'6" x 10'9"

Radiator. Double glazed leadlight window to side.

MANOR COTTAGE MAIN ROAD, GREAT HOLLAND, ESSEX, CO13 0JN



Bedroom Four

11'9" x 8'4" into wardrobe

Fitted wardrobes to one wall with mirrored sliding doors. Fitted dresser with drawers under. Loft access. Radiator. Double glazed leadlight window to side.

Family Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Built in shower cubicle with wall mounted multi jet shower. Part walls. Tiled flooring. radiator. Skylight. Extractor fan.

Outside - Rear

50' approx

Large patio area. Majority laid to lawn. Wood decked seating area. Timber constructed summerhouse to remain. Timber constructed workshop (13'9" x 11'7") Borders well stocked with shrubs, bushes and trees. Outside sockets, tap and lights. Enclosed by panelled fencing. Gate giving access to side. Open access to alternate side being majority laid to lawn. Beds stocking shrubs and bushes.

Outside - Front

Large paved driveway providing ample off street parking leading to double garage with up and over doors. Majority laid to lawn. Beds stocking flowers, shrubs, bushes and trees. Enclosed by brick wall. Pathway leading to entrance door under a storm porch.

Double Garage/Utility

17'7" x 17'9"

Power and lighting connected. Pitched roof. Worksurfaces with plumbing for washing machine and space of tumble dryer. Wall mounted boiler providing heat and hot water throughout. Obscured window to rear. Up and over doors to front.



MANOR COTTAGE MAIN ROAD, GREAT HOLLAND, ESSEX, CO13 0JN





MANOR COTTAGE MAIN ROAD, GREAT HOLLAND, ESSEX, CO13 0JN





Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct

Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract.

They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

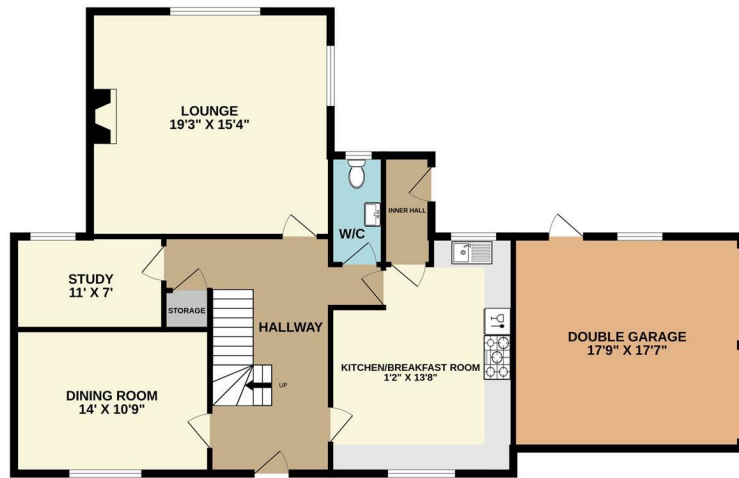
You will find a list of any/all referral fees we may receive on our website



MANOR COTTAGE MAIN ROAD, GREAT HOLLAND, ESSEX, CO13 0JN



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

