South Street, Southminster CM0 7TH

£489,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

The Old Bakery situated in the conservation area of South Street, Tillingham, which is a picturesque village with gorgeous surrounding countryside and coastal walks, a village green and church, two public house/restaurants, shop, doctors surgery and an infant school.

A period property that has evolved over time into a substantial five bedroom detached family home. The accommodation is extremely versatile in its layout but still portrays many of its original features, PLEASE NOTE the property does offer the option to let or perhaps airbnb the rooms.
If not this would make a fabulous family home offering scope to further potentially increase the accommodation by adding an atrium and incorporating the barn as one property subject to consents required.

The ground floor offers a large lounge, an equally spacious kitchen/breakfast room, dining room, large side lobby, utility room, principal bedroom with Jacuzzi jet bath and a further two ground floor bedrooms and bathroom.
The first floor has a very large landing/reception area ideal as an open sitting room or reading relaxing area measuring 13'7 x 13'2.
Two remaining double bedrooms and a second family bathroom.

Externally to the front the properties own drive for two vehicles with double gates to additional parking if required, side garden with a seating area leading to the main lawn, sun deck terrace and a superb barn on two floors with power and light 19'2 x 14'4 twinned on the upper level.

Entrance and lounge
The entrance from the front is into an impressive size lounge but really personal preference, whether you use this or the side entrance. The lounge is an excellent size with exposed wooden floor boards, window to the side and two windows to the front, television point, two radiators and stairs to the first floor.

Kitchen/breakfast room
20'9 x 9'6
Another really spacious room with a range of white base units, matching drawers and part tiled and wooden work surfaces over. Recess with range style oven and above extractor, plumbing for dish washer, inset butler style sink, space for a fridge/freezer. Plenty of space for a breakfast table and chairs, dual aspect windows, two radiators and quarry tiled flooring.

Utility room
10'3 x 5'7
Tiled flooring and a range of white base units with work surface over and incorporating an inset one and a half stainless steel sink. Plumbing for a washing machine and tumble dryer, extractor and a window to the side.

Dining room
13'2 x 8'7
Double doors opening up onto the sun terrace, radiator, exposed wooden floorboards and window to the side.

Side lobby
10'6 x 6'4
This is a large space with two single built in storage cupboards, plenty of space for boots and coats, side door to the garden and radiator.

Principal bedroom with Jacuzzi style bath G/F
18'4 max x10'3 ext to 17'2
This is a super size room with the added addition of a recess with fitted jacuzzi jet style bath, to one wall fitted hanging space and shelving. Two radiators, part down lighting, windows to the side and rear.

Bedroom G/F
15'1 8'8
Another very good size double room with a Velux ceiling window, loft access and radiator.

Bedroom G/F
8'7 x 8'3
Window to the side and above velux style window and radiator

Bathroom G/F.
Tiled flooring and part tiled walls, panelled bath with above electric shower and screen, pedestal hand wash basin and a close coupled w/c. Expel air and radiator.

Landing/sitting/ reading room.
13'7 x 13'2
The half landing has a window to the side and the main landing is so much more than just a landing. As you can see from the size this makes for a great sitting room, reading or teenage/kids space. Exposed wood floorboards, part exposed beams, part down lighting, radiator and a window to the front.

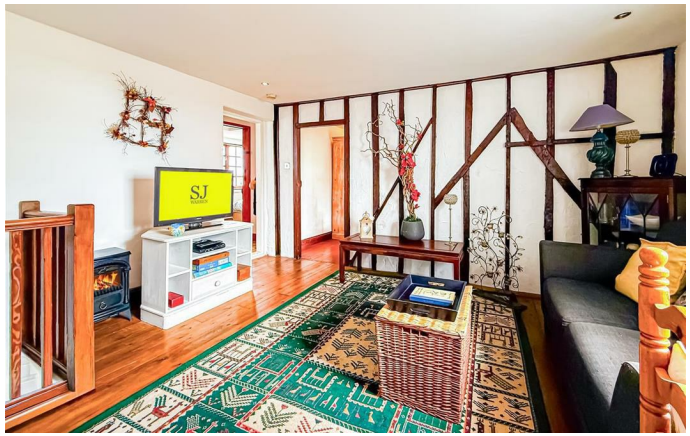
Bedroom
Both the bedrooms on this floor are excellent size double rooms. Exposed wood floorboards, window to the front and radiator. Loft access and part down lighting.

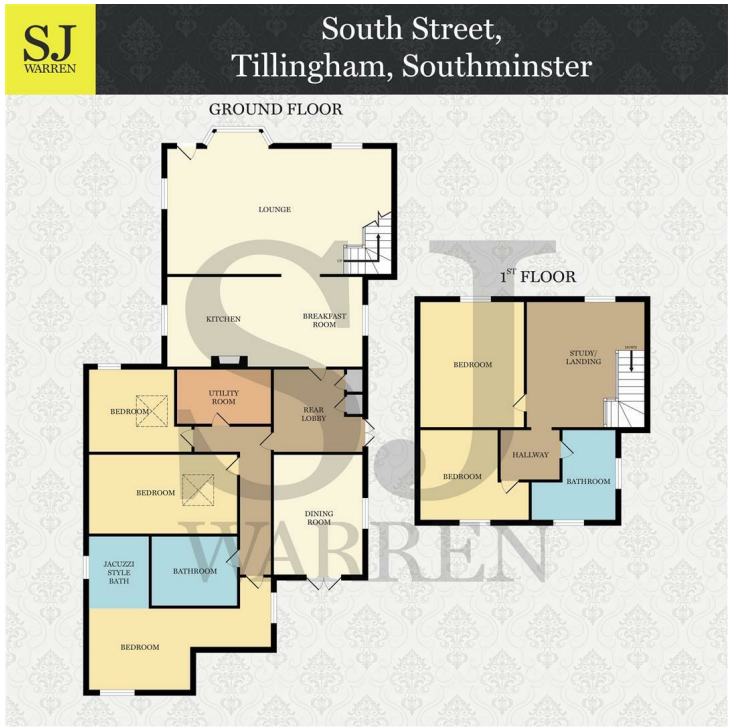
Bedroom
11'9 max x 9'7
Another good size double room with a window to the rear, loft access and radiator.

Bathroom
Free standing ball and claw bath with taps/shower attachment, pedestal hand wash basin, close coupled w/c and radiator. Windows to the side and rear and tiled flooring.

Rear garden
west facing
The garden commences to the side with a seating area and shingle additional parking accessed from the front driveway via double gates. There is a outside oil boiler replaced in the last five years and the main garden to the rear is laid to lawn with surrounding planted borders and close board fenced boundaries. There is a second decked seating area to the rear of the dining room and double doors giving access to the barn.
PLEASE NOTE THERE IS POTENTIAL to add an atrium (stp) to incorporate the barn into one single dwelling space naturally a conversion requiring professional advice. The barn is a substantial two storey building with power and light with the ground floor measuring 19'2 x 14'4 and the first floor a similar size, internal ladder and external ladder access but plenty of potential to add a stairs or similar. To the side of the barn is a further garden are and to the rear storage space.

Drive
The property offers its own drive/parking to the front and double gates as mentioned to access the side of the property and the barn.





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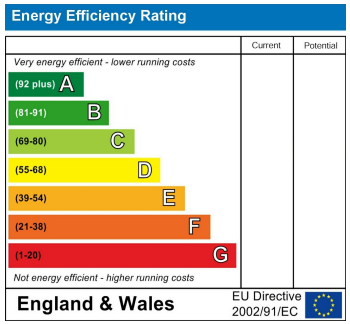

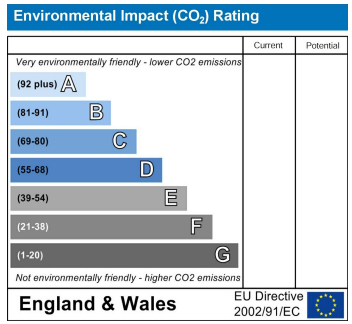

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