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For Sale

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1 Ivy Cottages, Chignal St James, Chelmsford, CM1 4TP

Built circa 1890, Ivy Cottages is a delightful period cottage situated in the hamlet of Chignal St. James. The cottage offers superb views over farmland to the front and rear, and occupies a generous plot with ample off street parking to the front with a detached timber frame garage/workshop and office space to the rear. Immaculately presented and deceptively spacious, the property offers a very comfortable and homely feel throughout. Whilst there is emphasis on a strong local community with regular use of the village hall, Chignal St. James is also within just a short drive of Chelmsford City centre and its mainline train station serving London Liverpool Street. Viewing is advised.



2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Entrance door

ENTRANCE PORCH

Plenty of space for coats, door to

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, low level w.c, wash hand basin, radiator.

SITTING ROOM 3.58m (11'9) x 3.28m (10'9)

Coving to ceiling, double glazed window to front, radiator, archway through to

DINING ROOM 4.47m (14'8) x 3.33m (10'11)

Providing a lovely sense of space and laying partially open plan to the kitchen, double glazed window to rear overlooking the garden, log burner, radiator, stairs to first floor with turned staircase.

KITCHEN / BREAKFAST ROOM 5.99m (19'8) x 2.79m (9'2)

Inset spot lights, double glazed window to rear with delightful views over the garden, fitted with a comprehensive range of wall and base level units, square edge worktops, inset single drainer sink unit, four ring hob with hood over, separate oven, space for American style fridge freezer, French doors to conservatory, door to small utility.

UTILITY ROOM

Offers a window to front, wall and base level units, inset corner sink unit, space for stacked style washing machine and tumble dryer.

CONSERVATORY 5.05m (16'7) x 3.15m (10'4)

Glazed roof line, double glazed windows to rear and side providing a delightful view over almost the entire rear garden, the room is off a good size and offers multiple use with direct access onto the garden.

FIRST FLOOR LANDING

Window to front, doors to

BEDROOM ONE 4.55m (14'11) x 3.78m (12'5)

A fantastic room with part vaulted roof line, large double glazed window to rear providing a simply stunning view over the garden and towards the fields beyond, fitted wardrobes radiator.

BEDROOM TWO 3.58m (11'9) x 3.28m (10'9)

Coving to ceiling, window to front with delightful views over the lane and fields beyond, ornate fireplace, fitted wardrobes, radiator.

BATH / SHOWER ROOM

An impressive room with modern five piece suite, inset spot lights, obscure double glazed window to rear, twin basins with mixer taps and drawers beneath, bath with side mounted mixer tap, separate shower unit with glazed screen, w.c with concealed cistern, part panelling to walls.

PARKING

To the front there is a gravelled driveway providing ample parking for a number of vehicles, whilst a five bar gate leads to more parking, garage/workshop and office space.

GARDENS

As previously mentioned the property occupies a generous plot within the lane. The rear garden is mostly laid to lawn and hedged and fenced to boundaries. There are very pleasant views over surround fields over the top of a low cut hedge, and to one corner there is a good size timber framed summer house. A particular feature is a useful timber framed workshop which is of approximate double garage size proportions with power and light connected. Part of the workshop has been divided creating an office space.

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Approximate total area[™]1136 ft²105.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

EPC RATING: D
COUNCIL TAX BAND: D
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.

ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP

01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk