



PINE LODGE

Tilbury Road, Tilbury Juxta Clare, Halstead, Essex, CO9 4JL

Guide price £599,995

DAVID
BURR



Pine Lodge, Tilbury Road, Tilbury Juxta Clare, Halstead, Essex, CO9 4JL

Pine Lodge is a substantial detached chalet style property originating from the 1930s with later additions and occupies a pleasant location within extensive mature grounds and paddocks and provides an excellent entry level equestrian opportunity.

A glazed and panelled door opens to the inviting reception hall which has an attractive tiled floor and oak doors off to the reception rooms and kitchen/breakfast room. The principal reception room is situated to the front elevation of the property and is of an open plan, split level design with a cosy snug being the first area which has beautiful oak floor with a chevron feature, a raised tiled hearth with a wood burning stove, a chimney breast flanked by bookcases and a bay window over looking the front garden. An arch feature opens to a more recent addition which provides the sitting area which has a triple aspect with views to the grounds and French doors accessing a large south facing terrace making it ideal for large scale family entertaining.

The kitchen/breakfast room is situated to the rear of the property and has an attractive tiled floor which matches the reception hall and is extensively fitted with a range of floor and wall mounted units with oak butcher’s block surfaces, a twin Belfast sink, a ‘Rangemaster’ cooker with an extractor hood above, decorative tiled splashbacks and an integral fridge, dishwasher and larder cupboard. Sliding patio doors open to an attractive conservatory which provides an informal entertaining space which has French doors leading to a second terrace overlooking the grounds which is positioned to take advantage of the afternoon and evening sun.

The remainder of the ground floor comprises a lobby offering useful storage space with stairs rising to the first floor, a particularly well appointed bath/shower room which has oak effect flooring, panelling to dado height, an oval ended bath, walk in shower cubicle, vanity unit with storage underneath and a matching WC.

Accessed from the reception hall is a particularly useful utility room which has a stainless steel sink with a double drainer, a door to a large pantry cupboard and a second door to a cupboard housing the water cylinder. Beyond this is a useful boot room providing storage and a door to the outside.

Stairs rise to the first floor to an attractive landing from which all the bedrooms are accessed. The principal bedroom is situated to the front elevation of the property and has two Velux windows and a round window to the front elevation. There is a useful eaves storage area and an arch opens to a particularly spacious dressing room. There are two further bedrooms situated to the rear of the property which are almost identical in size and have a window to the rear elevation and Velux windows, one of the bedrooms has a useful built in wardrobe. These bedrooms are served by a well appointed family shower room which has a walk in shower cubicle, pedestal wash hand basin, matching WC and Velux window.

Outside

The property is approached via a five bar gate leading to an extensive drive providing parking for numerous vehicles and in turn leading to the detached double garage. Adjacent to the gravel drive are large expanses of lawn with a number of specimen trees which provide focal points and shade.

To the south east elevation is a second gate providing access to the rear garden, stable block and studio and rear access is provided by two gates either side of the principal dwelling. The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sunshine. It is distinctly segregated into areas of lawn which are flanked by well stocked herbaceous borders and a variety of specimen trees which provides focal points and shade. To the north west side of the property is an area of hard standing adjacent to the garage with a green house and the oil tank.

Beyond the formal garden is a former orchard with a variety of fruit trees adjacent to which is a particularly useful detached studio building which could provide office space if required but would also make a useful party barn. A second gate accesses an enclosure in front of the stable block which has two loose boxes and a tack room. To the west of the stable block are large expanses of paddock with mature boundaries provided by hedge and trees and an attractive walnut tree providing a focal point within the centre of one of the paddocks. There is a second paddock to the south westerly elevation which abuts fields where there is a timber framed building which is in need of some repair.

Agents notes:

In all about 1.80 acres (sts)
The timber framed building in the paddock may have an asbestos roof and we would suggest that potential purchasers make their own enquiries in regards to this
The property offers huge scope for enlargement and expansion subject to the necessary consents being sought.

The well presented accommodation comprises:

Substantial detached chalet style property	Detached studio
Versatile family accommodation	Stables, tack room and double garage
Two reception rooms	Mature garden and paddocks
Three bedrooms and two bath/shower rooms	In all about 1.80 acres (sts)

Extensive scope for enlargement (stp)

Location

Tilbury Juxta Clare is a small hamlet situated approximately 4 miles south of the market town of Clare which is an attractive and historic town boasting many fine examples of period architecture. Clare has a wide range of everyday facilities including doctors, shops, schools, restaurants and library. The market town of Sudbury has a branch line commuter service to London Liverpool Street.

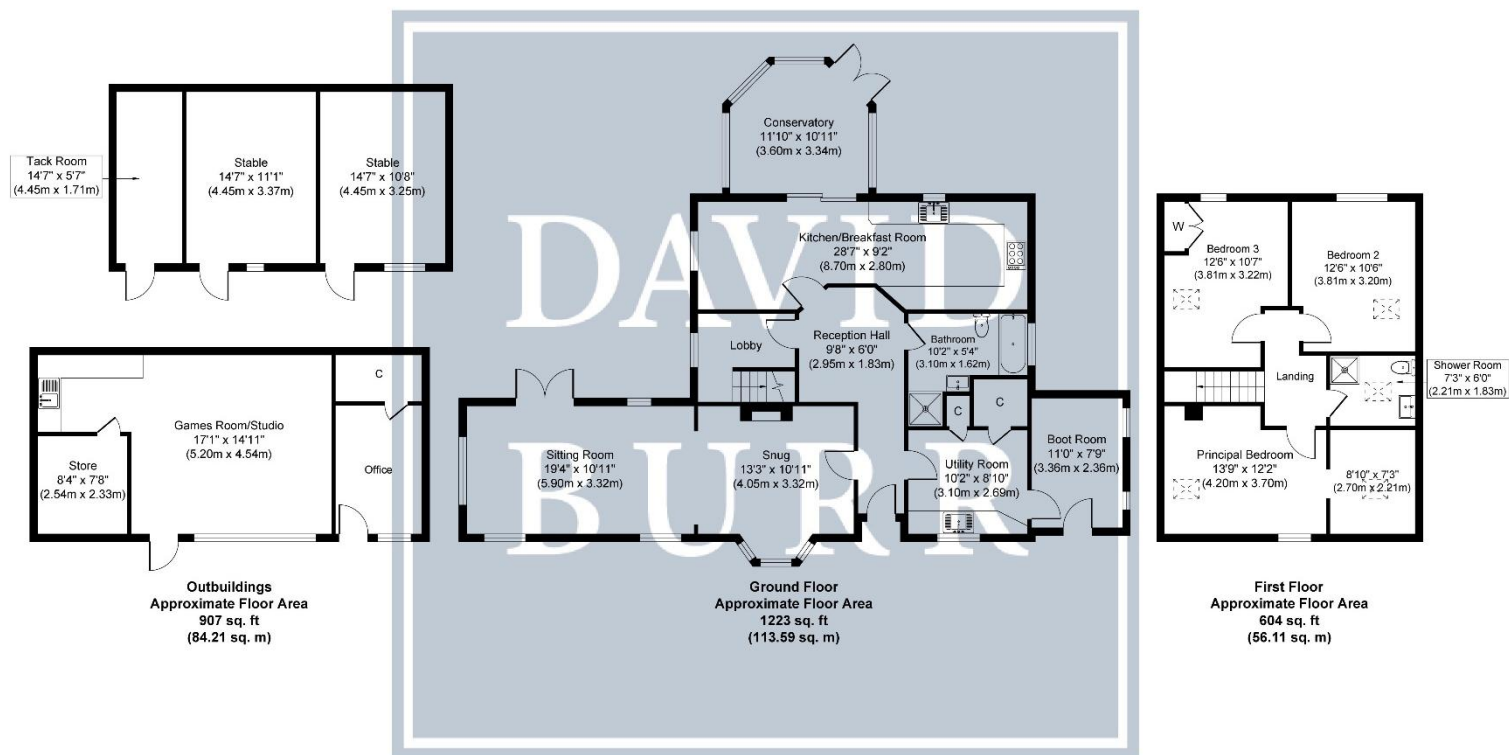
Access

Halstead 8.5 miles	Sudbury 9.4 miles
Bury St Edmunds 16 miles	Cambridge 25 miles
Braintree 11.7 miles	Colchester 21.7 miles









Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: D

Council tax band: E Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Standard brick

Conservation area: No Asbestos: Yes, outbuilding roof

Broadband speed: up to 1000 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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