



**High Street, Kelvedon CO5 9JD**



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## **High Street, Kelvedon**

Wyvern House is an exceptional Grade II listed home located in the heart of Kelvedon. Circa 16th -17th century. The property boasts a wealth of character features such as exposed beams and timbers with fireplaces. Four bedrooms, bathroom and shower room. Driveway for 3 cars and rear garden.



## Auctioneer's Comments

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## Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors into :-

## Sitting Room

22' 1" x 16' 2" ( 6.73m x 4.93m )  
Sash bay window to front. Window to side. Exposed beams and wooden flooring. Open feature fireplace with brick hearth. Radiator.

## Lounge

17' 1" x 16' ( 5.21m x 4.88m )  
French doors to rear with shutters. Stain glass feature window to side. Exposed beams, wooden flooring and open fireplace. Built in cupboard. Two radiators. Door into :-

## Storage Room

7' 9" x 6' 8" ( 2.36m x 2.03m )  
Door into :-

## Utility Room

8' x 6' 8" ( 2.44m x 2.03m )  
Sink and large storage cupboard.

## Rear Lobby

Side access door. Stairs down to cellar.

## Cellar

13' 7" x 10' 10" ( 4.14m x 3.30m )

## Kitchen / Diner

17' 10" x 13' 7" ( 5.44m x 4.14m )  
Two windows to side. Bespoke wooden fitted kitchen with a range of wall and base units with worksurfaces incorporating ceramic sink and drainer. Coal fuelled AGA, electric oven, gas hob and extractor hood over. Tiled splashbacks and exposed beams. Door leading to stairs rising to first floor.

## Second Utility Room

14' 4" x 5' 4" ( 4.37m x 1.63m )  
Windows to sides. Door leading into rear garden. Washing machine and space for fridge/freezer. Door into :-

## Shower Room

7' 9" x 7' 3" ( 2.36m x 2.21m )  
Window to side. Corner shower cubicle, wash hand basin and wc. Three storage cupboards. Boiler & radiator.

## First Floor Landing

Doors into :-

## Bedroom One

21' x 16' ( 6.40m x 4.88m )  
Two sash windows to front with secondary glazing. Window to side with shutters. Built in storage cupboard. Feature open fireplace. Exposed beams and timbers. Two radiators.

## Bathroom

Bath, wash hand basin and wc. Radiator.

## Bedroom Two

17' 7" x 16' 9" ( 5.36m x 5.11m )  
Windows to side and rear. Fireplace. Walk in wardrobe and radiator. Door into :-

## Landing

## Bedroom Four

16' 4" x 11' 2" ( 4.98m x 3.40m )  
Window to side and fireplace.

## Bedroom Three

14' 4" x 14' 1" ( 4.37m x 4.29m )  
Window to side.

## Exterior Front

Gates leading to driveway to side of property. Offering off road parking for three vehicles.

## Rear Garden

South facing. Enclosed rear garden mainly laid to lawn with mature shrubs and trees.



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## **High Street, Kelvedon**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II listed
- Four bedrooms

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

guide price

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105515 - 0004

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