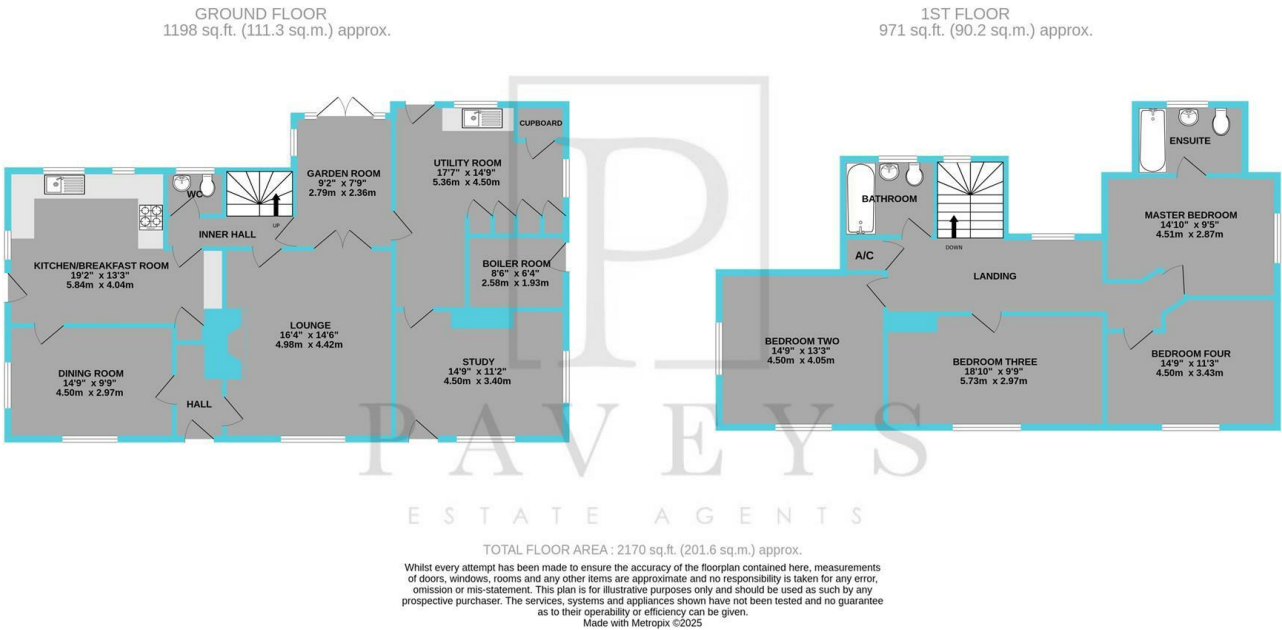




Welcome to "Pear Trees, a striking property, full of character located in the quiet village of Great Holland, close to ever popular Frinton-on-sea and surrounded by open countryside with beautiful views. This unique property was built in 1954 following the destruction by fire of 3 existing thatched cottages. The construction followed the theme of 3 cottages giving the property its delightful character today and included many outstanding features such as exposed original oak beams, oak doors and leaded oak window frames, all of which have been retained It is set back from the road on a generous plot approaching 0.4 of an acre mainly laid to lawns and with a detached garage/workshop and driveway. The property offers 2170 sq ft of accommodation incorporating three reception rooms, garden room, kitchen breakfast room, 17ft utility room, four double bedrooms and two bathrooms. The property would benefit from some upgrading but also offers the potential for extension to create a truly delightful family home. The village of Great Holland is located on the outskirts of Frinton-on-Sea which is on the mainline railway to London Liverpool street, which can be reached in 90 mins. An early viewing is highly recommended in order to appreciate this charming property and its location. The property is being sold with no onward chain. Call Paveys to arrange your appointment.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	75	(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G	32	(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE HALL
Oak entrance door to front aspect, exterior light, exposed oak floor boards, radiator.

LOUNGE 16'4 x 14'6 (4.98m x 4.42m)
Glazed window to front with views over the garden, exposed oak floor boards, ceiling beams, feature red brick open fireplace with tiled hearth, wall lights, glazed internal doors leading to Garden Room, TV point, radiators.

DINING ROOM 14'9 x 9'9 (4.50m x 2.97m)
Glazed windows to front and side aspects with views over the garden, exposed oak floorboards, ceiling beams, radiator.

KITCHEN BREAKFAST ROOM 19'2 x 13'3 (5.84m x 4.04m)
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap, Smeg double oven with gas hob, extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter white goods. Glazed windows to rear and side aspects with views over the garden, wooden glazed door to side, ceiling beams, loft hatch, quarry tiled flooring, part tiled walls, door to Lobby, radiator.

LOBBY
Oak stair flight to first floor, quarry tiled floor, door to Cloakroom.

CLOAKROOM
Suite comprising low level WC and pedestal wash hand basin. Glazed window to rear, quarry tiled floor, part tiled walls.

STUDY 14'9 x 11'2 (4.50m x 3.40m)
Oak hardwood door to front, glazed windows to front and side aspects with views over the garden, oak floor boards, ceiling beams, red brick fireplace, radiator.

UTILITY ROOM 17'7 x 14'9 (5.36m x 4.50m)
Glazed windows to front and side aspects, glazed door to rear, quarry tile flooring, ceiling beams, part tiled walls, built in cupboard, radiator.

GARDEN ROOM 9'2 x 7'9 (2.79m x 2.36m)
Crittall double doors to rear giving access to the garden , glazed window to side, quarry tiled floor, glazed double doors to Lounge.

FIRST FLOOR
FIRST FLOOR LANDING
Two glazed windows to rear with views over the garden and far reaching countryside views, wall light, oak floor boards covered with fitted carpet, large built in airing cupboard with hot water tank, radiator.

MASTER BEDROOM 14'10 x 9'5 (4.52m x 2.87m)
Glazed window to side with beautiful views over open countryside, exposed floor boards, loft access, radiator.

ENSUITE TO BEDROOM
Suite comprising low level WC, pedestal wash hand basin and bath. Glazed window to rear, exposed floor boards.

BEDROOM TWO 14'9 x 13'3 (4.50m x 4.04m)
Glazed windows to front and side aspects with views over the garden, oak floor boards covered with fitted carpet, radiator.

BEDROOM THREE 18'10 x 9'9 (5.74m x 2.97m)
Glazed window to front with views over the garden, exposed floor boards, radiator.

BEDROOM FOUR 14'9 x 11'3 (4.50m x 3.43m)
Glazed window to front with views over the garden, exposed floor boards, radiator.

FAMILY BATHROOM
Suite comprising low level WC, pedestal wash hand basin and bath. Glazed window to rear, exposed floor boards, part tiled walls.

GARDEN
The property is approached by a long driveway leading to the parking area at the front of the detached garage. It sits on a plot approaching 0.4 of an acre of established gardens mainly laid to lawn with established trees and flower beds.

DETACHED GARAGE & OUTBUILDING 28'5 x 12'6 (8.66m x 3.81m)
Detached outbuilding incorporating a large garage area (28'5 x 12'6), workshop, two storage rooms and outside toilet. Up and over door, power and light connected (not tested by Agent), windows to either side, door to side, pitched and tiled roof.

BOILER HOUSE
Access via a door from outside, housing the wall mounted boiler and tanks.

AGENTS NOTES
An application for Planning Permission (25/01714/FUL) has been granted by Tendring District Council for the erection of a detached 3 bedroom bungalow in front of the property. The building plot is available by separate negotiation.

IMPORTANT INFORMATION
Council Tax Band: G
Tenure: Freehold
Energy Performance Certificate (EPC) rating: F
The property is connected to electric, gas, mains water and septic tank.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.