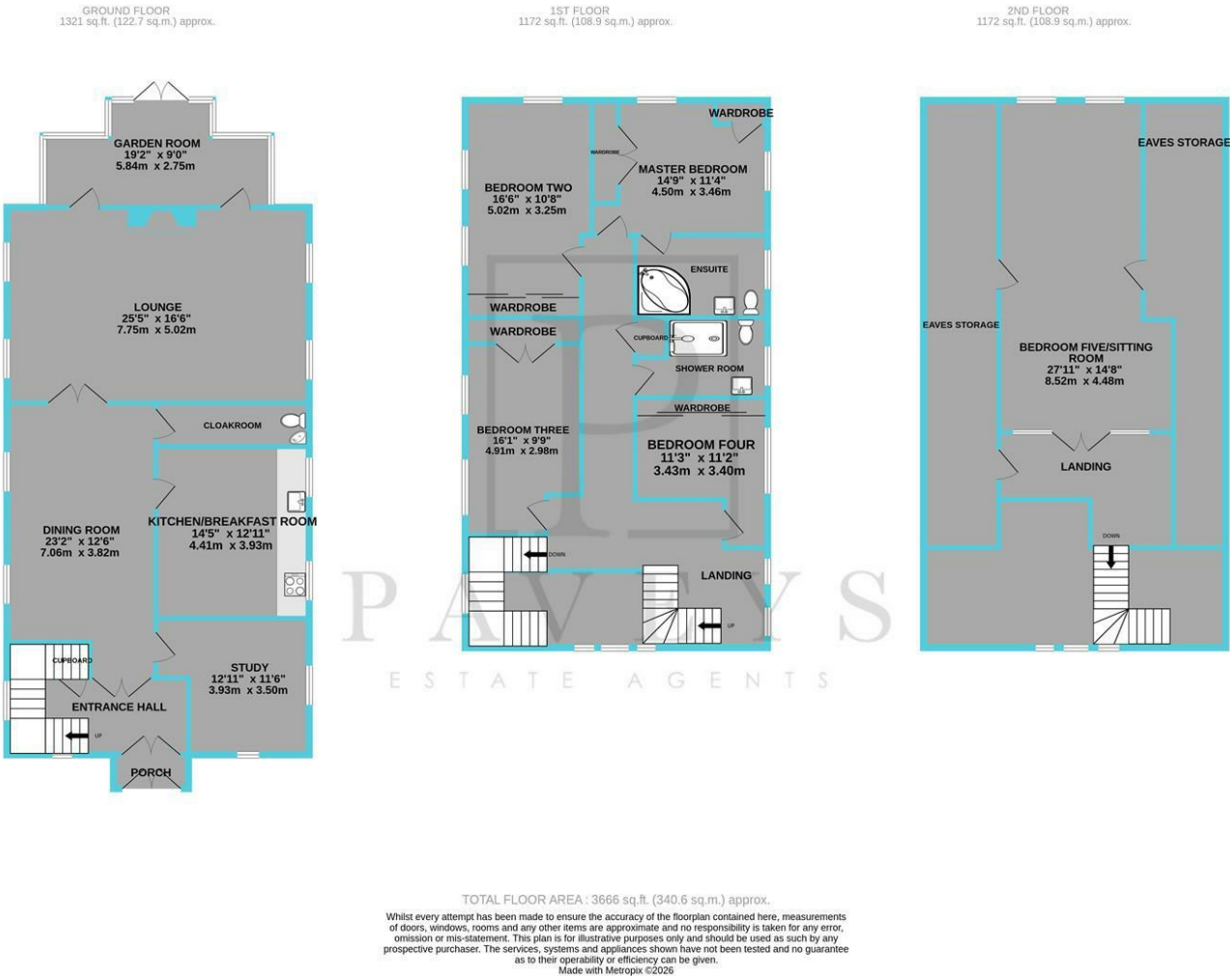




GUIDE PRICE £600,000-£625,000 An exceptional opportunity to acquire this charming converted chapel, beautifully situated within a picturesque rural village. Rich in character and offering a wealth of original features throughout, this unique home combines historic charm with versatile family accommodation. Arranged over three floors and extending to approximately 3,660 sq ft, the property provides generous and flexible living space. Particular highlights include two generous reception rooms, garden room, study, a stunning 27ft top-floor sitting room/bedroom, four well-proportioned double bedrooms, and an ensuite bathroom to the principal bedroom. Outside, the property enjoys established, secluded gardens, offering a high degree of privacy and creating a peaceful setting for relaxation and entertaining. The gated driveway provides ample off road parking. The pretty village of Tendring lies between Manningtree and Thorpe-le-Soken and 7 miles from the gorgeous Frinton-on-Sea Coast. Tendring has its own popular primary school, church, village hall and popular Bicycle Bar & Restaurant. This distinctive property offers a rare combination of character, space and village living, making it an ideal home for those seeking something truly special.



PORCH
Original wood-panelled porch with double wooden doors to front aspect, exterior lighting, tiled flooring, Victorian glazed oak doors to Entrance Hall.

ENTRANCE HALL
Gorgeous Entrance Hall with wood block flooring, vaulted ceiling, attractive staircase to the First Floor, multiple feature windows to all aspects, carved oak cupboard.

STUDY 12'11 x 11'6 (3.94m x 3.51m)
Double glazed windows to front and side aspects, wooden herringbone flooring, coved ceiling, radiator.

DINING ROOM 23'2 x 12'6 (7.06m x 3.81m)
Double glazed windows to side, herringbone flooring, coved ceiling, spot lights, double doors to Lounge, radiator.

KITCHEN 14'5 x 12'11 (4.39m x 3.94m)
Under counter units, fitted work tops, inset stainless steel sink and drainer. Built in Neff double oven, AEG induction hob, space and plumbing for washing machine, space for American style fridge freezer. Double glazed windows to side, wood herringbone flooring, coved ceiling, spot lights, extractor fan, radiator.

CLOAKROOM
White suite comprising low level WC and wall mounted wash hand basin. Wooden herringbone flooring, coved ceiling, extractor fan, concealed water softener, fitted shelving.

LOUNGE 25'5 x 16'6 (7.75m x 5.03m)
Dual aspect double glazed stained glass windows to side, original arched wooden doors with stained glass to Sun Room, wooden herringbone flooring, gorgeous carved limestone fireplace inset 4kW wood-burning stove, coved ceiling, spot lights, TV point, radiator.

GARDEN ROOM 19'2 x 9' (5.84m x 2.74m)
Part brick construction with cavity wall insulation, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, double glazed vaulted ceiling, ceiling fan, power and light connected (not tested by Agent).

FIRST FLOOR

FIRST FLOOR LANDING
Feature stained glass arched windows to front and side aspects, fitted carpet, valuated ceiling, beams, wall lights, stair flight to Second Floor, built in cupboard, radiator.

MASTER BEDROOM 14'9 x 11'4 (4.50m x 3.45m)
Double glazed window to rear, feature arched and stained glass window to side, fitted carpet, fitted wardrobes, spot lights, door to Ensuite, radiator.

ENSUITE TO MASTER BEDROOM
Spacious suite comprising of low level WC, pedestal wash hand basin and corner bath with shower over. Feature arched stained glass window to side, fitted carpet, coved ceiling, spot lights, heated towel rail.

BEDROOM TWO 16'6 x 10'8 (5.03m x 3.25m)
Double glazed window to rear, feature arched stained glass windows, fitted carpet, ceiling beams, fitted wardrobe, radiator.

BEDROOM THREE 16'1 x 9'9 (4.90m x 2.97m)
Double glazed window to side, fitted shutters, feature stained glass arch window to side, fitted carpet, coved ceiling, fitted wardrobes, radiator.

BEDROOM FOUR 11'1 x 11'2 (3.38m x 3.40m)
Double glazed window to side, fitted shutters, feature stained glass arch window to side, fitted carpet, coved ceiling, fitted wardrobes with sliding door, radiator.

SHOWER ROOM
Modern white suite comprising of low level WC, pedestal wash hand basin and large walk in shower with glass screen. Feature stained glass windows to side, fitted carpet, part tiled walls, spot lights, ceiling beams, extractor fan, heated towel rail.

SECOND FLOOR

SECOND FLOOR LANDING
Feature arched windows to front aspect, wood flooring, vaulted ceiling, glazed internal double doors and matching side panels to Sitting Room/Bedroom Five, door to eaves storage.

SITTING ROOM/BEDROOM FIVE 27'11 x 14'8 (8.51m x 4.47m)
Twin leaded light windows to rear overlooking the garden, double glazed roof windows, double glazed Velux window to side, wood flooring, ceiling, beams, loft hatch, door to generous eaves storage, radiator.

THE GARDEN
The property is approached by double gates and retaining stone wall which leads to a gorgeous, established garden which wraps around the property. The majority of the garden is laid to lawn and stocked with a vast array of mature planting. At the rear of the garden is a secluded raised terrace, a perfect spot for lunch on a hot day, there is also a timber shed and timber bike/tool storge. To the side of the property is a gated driveway providing off street parking for up to three vehicles.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, mains water and sewerage.

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 our 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.