



Grier & Partners



TUDOR COTTAGE, MISSION LANE, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6XJ
GUIDE PRICE £650,000





INTRODUCTION

This intriguing Grade Two listed property dating in parts from the 1600's has been sympathetically updated over the current owners tenure to present the well laid out accommodation on offer today. Situated on a substantial plot and offering extensive potential for extension and remodeling to a new buyers requirements, contact us to arrange a viewing.



INFORMATION originally dating from the late 16th century with a number of later additions and alterations. Casement windows to the original part of the property with more modern units to the later rear extension. Under Plain tile roof with a mixture of single and secondary double glazing throughout, heating via oil boiler to radiators throughout, wiring via RCD consumer unit. Well in the rear garden with secure cover.

POTENTIAL subject to the relevant listed building and planning consents, there is extensive potential to extend the property either to the side or to the rear to make the very best of the generous plot. To the front there is ample space for a cart lodge and again to the side potential to enhance the existing outbuildings. All subject to planning.

DIRECTIONS from the centre of East Bergholt follow The Street onto Rectory Hill and turn left onto Gandish Road, at the next cross roads go straight over onto the Straight Road and continue on for just over a mile and a half. Turn right onto East End Lane and right again onto Mission Lane where the property can be found on the left hand side with extensive off road parking.



EAST BERGHOLT has the benefit of a good range of local facilities including a modernised general store and post office, bakers, chemist, GP surgery, medical centre, Parish Church, Congregational Church along with many local associations. The village provides education facilities from pre-school age to GCSE with sixth form colleges available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London taking around an hour. The village is famous for its historical connections with John Constable RA and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty.

SERVICES mains water, electric and drainage are connected to the property. Local Babergh Council contact 0234 0300 0000. Council tax band -E- EPC exempt.





NOTE As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ACCOMMODATION over two floors, on the first floor:

BEDROOM ONE 15'02 x 9'00 triple aspect windows to the front (North) side (East) and rear (South). Extensive built in wardrobes, storage cupboard and recessed ceiling lights.

BEDROOM TWO 9'05 x 9'01 window to the front (North), built in wardrobes to the side in this ample double bedroom.

FAMILY BATHROOM 11'01 x 5'00 window to the side onto the stairwell, tiled floor and walls, L-Shape bath with power shower over, w/c, freestanding vanity unit with inset sink and waterfall tap, heated towel rail and recessed ceiling lights.

LANDING 19'00 x 3'10 panelled feature wall to the side, low level window to the rear (South) and window to the side (West), stairs descend to the ground floor:

HALLWAY 14'10 x 6'03 window to the front, entrance door to the side into the internal porch, under stairs storage cupboard. Door to the:

CLOAKROOM 5'00 x 2'07 tiled floor, w/c, heated towel rail, cantilevered vanity cupboard with inset sink over.

SITTING ROOM 15'04 x 15'03 dual aspect beamed room with period bay window to the rear and two windows to the front. Open fire with hearth and oak frame surround. Cupboard to the side. Doorway through the link hall with substantial cupboard to the side and door into the:

DINING ROOM/BEDROOM THREE 15'03 x 8'11 triple aspect windows to the front side and bay window to the rear, fireplace with brick surround and tiled hearth, further store cupboards to the sides of the fireplace.



KITCHEN-BREAKFAST ROOM 14'03 x 13'00 triple aspect windows to the sides and panel glazed French doors out onto the terrace. The contemporary style grey and light coloured kitchen comprises a range of wall and base units to two sides. Granite work surfaces to the sides, inset sink and drainage grooves, five ring hob and splash back. Built in dishwasher, dual eye level oven and microwave, space and plumbing for American style fridge-freezer. Tiled floor and upright radiator

OUTSIDE the expansive garden extends:

TO THE REAR of the property initially offering an extensive area of flagstone terrace that takes in a number of sunny spots and makes the best of the Southerly elevation. The rear garden is then laid to lawn with a striking brick wall to the Eastern side and a portion of the Southern boundary, further area of raised seating to the side. Prefabricated garden shed measuring some 26'00 x 8'02, power and light connected.

BAKERS SHED brick built with wooden door to the side and panel glazed double doors to the rear onto a dining area, the space was many years ago used for bread making and selling, now a highly useful space with power and light connected.

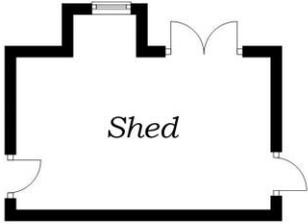
STORE-STUDIO 18'11 x 14'05 of timber frame construction with personal door to the side and window to the rear, tiled flooring, extensive lighting and power connected to this highly useful space.

TO THE FRONT the property has extensive landscaped parking areas, gated access from the lane leads to extensive parking with defined block paved parking areas and a central gravel turning area. The driveway frames the property well and is a highly practical addition.

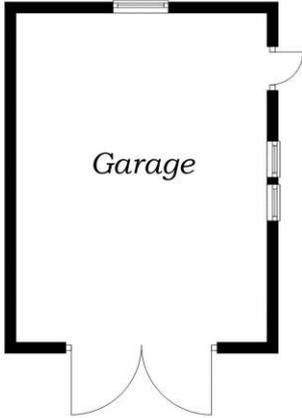




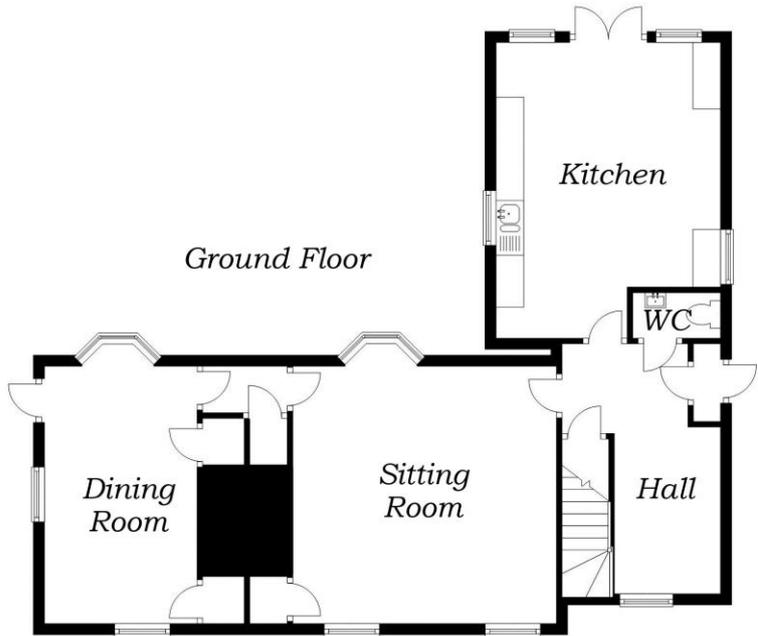




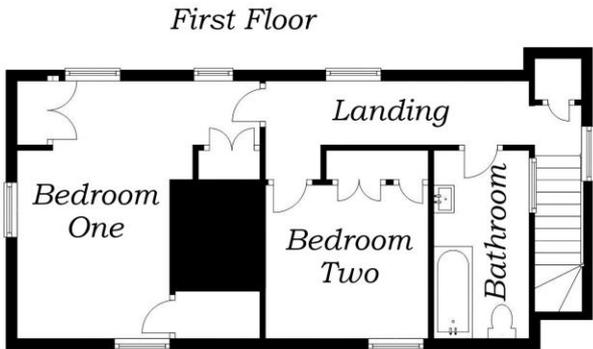
Shed



Garage



Ground Floor



First Floor