

# PESTELL & Co

ESTABLISHED 1991



## HIGH STREET, STEBBING

GUIDE PRICE £1,100,000

- 3250 SQ FT 6 BEDROOM DETACHED FAMILY HOME
- DATING TO C1500 THIS PREVIOUS PUBLIC HOUSE OFFERS AMPLE ACCOMMODATION
- PLANNING PERMISSION FOR A 2 BED, 2 BATH DETACHED SINGLE STOREY DWELLING UTT/22/2341/FUL
- 3 LARGE RECEPTION ROOMS
- LARGE KITCHEN DINER WITH SEPARATE UTILITY/BOOT ROOM
- BEDROOM 1 WITH DRESSING ROOM & EN-SUITE
- CARTLODGE WITH STORAGE
- GATED OFF STREET PARKING FOR NUMEROUS VEHICLES

Previously a public house and located in the heart of the picturesque village of Stebbing, Kings Head House offers versatile and flexible living accommodation stretching to 3250 sq ft whilst sitting within 1/3 of an acre. The property boasts many historical and characterful features including exposed timbers and brick fireplaces. To the rear of the garden, planning permission has been granted for a 1000sq ft 2 bedroom detached bungalow, and therefore the property also offers the opportunity for multi-generational living.





Ornate obscure panel glazed front door opening onto:

Small entrance lobby with a further door opening onto:

#### **Entrance Hall**

With stairs turning to first floor landing, under stairs storage cupboard and doors to rooms.

#### **Sitting Room 26'1" x 11'9"**

A beautiful room with windows on two aspects and a bay window to front, with exposed timbers, a red brick curved recessed fireplace (formally a bakery fireplace) with wood burner, secondary brick built fireplace with timber hearth and fixed panel glazed window to breakfast room.

#### **Living Room / Formal Dining Room 22'0" x 15'8"**

With windows to rear, exposed timbers, open fireplace and door to;

#### **Family Room 23'9" x 10'8"**

With two bay windows to front, one with a seated bench, brick built fireplace with storage to the side, door back into entrance hall.

#### **Kitchen / Breakfast / Dining room 28'10" x 11'7"**

A beautiful room with stable door to courtyard, three windows overlooking the courtyard, timber floor boards and herringbone brick flooring to the dining area, kitchen area comprising an array of eye and base level units and drawers, timber work surfaces with tiled splashback, a Shaws original Bowland sink with mixer tap, integrated dishwasher, integrated freezer, space for an American style fridge freezer, electric aga with six ring gas hob over, door to:

#### **Utility Room 11'7" x 11'1"**

Tiled flooring with stable door to courtyard and window to rear garden, understairs storage, work surface with integrated stainless steel sink and mixer tap, recess and plumbing for washing machine and dryer, ground level mounted gas boiler, stairs to office, door to WC.

#### **WC**

With close coupled WC, wall mounted wash hand basin, obscure window to side, tiled flooring.

#### **Playroom 15'0" x 11'7"**

A Fantastic room with French doors and side windows to rear garden, vaulted ceiling, cherry wood floor boards.

Stairs from utility to office.

#### **Office 16'8" x 11'11"**

With balcony doors looking across the courtyard and garden, conservation window, currently there is plumbing for a sink.

#### **First floor landing**

With access to loft and doors to rooms.

#### **Bedroom 1: 15'9" x 11'0"**

Accessed via its own corridor with further storage facilities available, a couple of steps up and over leading onto the main bedroom area with window to rear, large walk in wardrobes with cupboards and shelving giving access to airing cupboard and further storage. Door to:

#### **Ensuite Bathroom**

Comprising an enamel rolled top bath with ball and claw feet, large window to front, tiled surround, pedestal wash hand basin, high level Victorian style flush WC and wardrobe with further storage.

#### **Bedroom 2: 16'9" x 11'11"**

With windows to side and rear aspects, and two extremely large storage cupboards.

#### **Bedroom 3: 11'11" x 11'8"**

With window to front, Victorian style fireplace and large built in storage cupboard.

#### **Bedroom 4: 11' 9" x 9' 0"**

With window to front.

#### **Bedroom 5: 9' 9" x 8' 1"**

With window to front.

#### **Ground Floor**

A really interesting area which has access from the formal dining / living room and its own further external access from the side of the house, giving access to:

#### **Bedroom 6**

With windows to side and its own separate bathroom.

#### **Bathroom**

With panel enclosed bath with mixer tap and shower attachment, close coupled WC, integrated wash hand basin with storage under, obscure window to side.

# OUTSIDE

## The Front

Directly on the High Street of Stebbing, the property enjoys a tarmac driveway to the side giving access to electric gates opening onto a formal rear courtyard supplying parking for numerous vehicles.

## The Rear

To the rear, the property has a detached double cart lodge with additional storage to one side, a further storage building which used to act as an outside bar with security lighting and power supplied. The garden elevates through a small copse to a large lawn ideal for children's play area.

## Building Plot

UTT/22/2341/FUL - Planning permission granted to build a 2 bed 2 bath detached 1000 sq ft bungalow on elevated lawned area.



# PLANNING

Planning permission for a 2 bed, 2 bath, open plan detached bungalow within the grounds of the property

UTT/22/2341/FUL

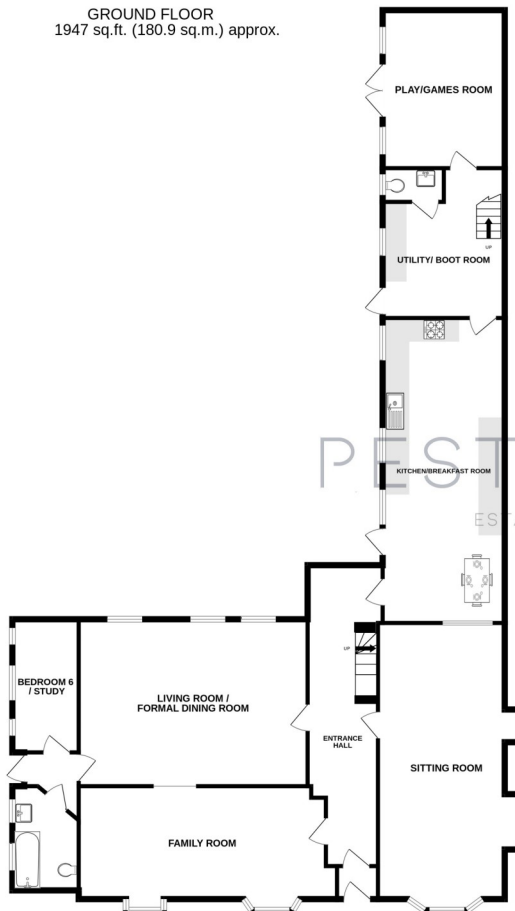


# EPC

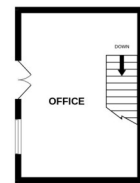
EPC EXEMPT

# FLOORPLAN

GROUND FLOOR  
1947 sq.ft. (180.9 sq.m.) approx.



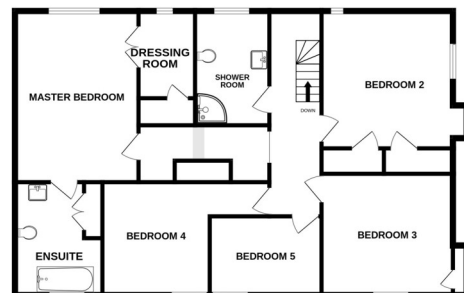
1ST FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA: 3255 sq.ft. (302.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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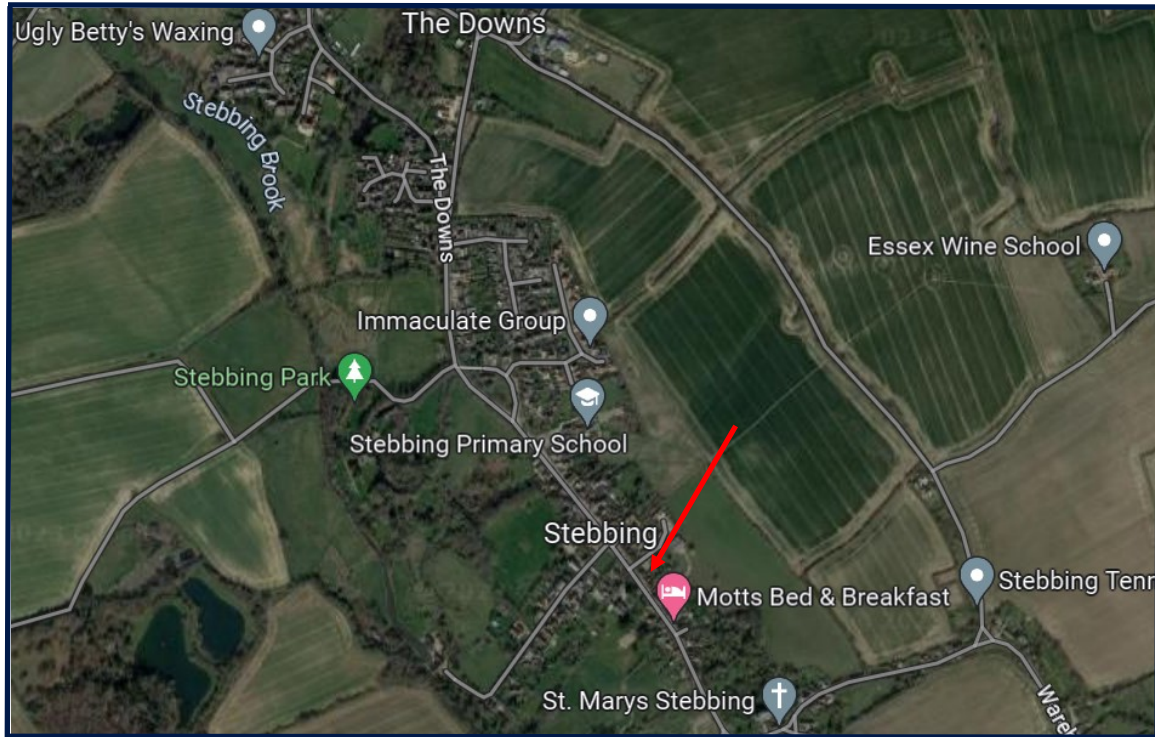
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# GENERAL REMARKS & STIPULATIONS

Kings Head House is located in the centre of Stebbing village that offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Kings Head House, High Street, Stebbing, Essex  
CM6 3SF

## COUNCIL TAX BAND

Band G

## SERVICES

Gas fired central heating, mains drainage, mains  
water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe that the information provided in this brochure is accurate as of the date 16/10/2023. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 YEARS!



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Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?