



## THE MANSE

Parsonage Street, Halstead.

Guide Price £695,000

DAVID  
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## The Manse, Parsonage Street, Halstead, CO9 2LD.

This stunning former Victorian Manse enjoys a superb location within the centre of this popular market town, just a stone's throw from the high street, yet secluded and opposite the attractive building of St Andrews Church. The property displays many fine period features throughout including detailed cornicing, deep skirting boards, a superb gault brick façade, marble fire surrounds, ornate carved widow lintels and sash windows.

A four-panel door access the charming reception hall which has detailed ceiling moulds and an attractive arch feature leading to a rising staircase, exposed waxed floor boards and panel doors opening to the principal reception rooms. The drawing room is situated to the rear of the property affording views across the rear gardens and town scape beyond, and has a marble fire surround with inset cast iron grate, detailed ceiling cornicing, skirting boards and exposed pine floorboards. The dining room is situated to the front elevation and has wonderful views across the churchyard and a detailed marble fire surround with tiled inset and hearth, flanked by bespoke bookshelves and cupboards, and exceptionally fine detailed cornicing and a ceiling rose. Twin doors with an arch glazed panel above lead to the kitchen. The study is also situated to the front elevation of the property with views over the churchyard and a fine marble surround with tiled hearth, flanked by bookshelves.

Through the French doors, the kitchen is situated to the rear of the property with an extensive storage recess and pine cupboards, a beautiful tiled recess with decorative mouldings with inset gas fired AGA, and a stainless sink unit with base level storage and exposed floor boards. A panel pine door opens to a rear lobby with a further door to a well-appointed cloakroom, with pedestal wash hand basin and matching WC and useful storage. The lobby has a door to the rear garden a further six panel door leads to a useful and practical utility/boot room which has a Belfast sink, brick flooring and plumbing for a washing machine. To the rear of the reception hall is a further door to the back garden and door to cellar which has shelving and provides excellent storage.

Stairs rise to a half landing with sash window affording views across the gardens and countryside beyond. There are three bedrooms on the first floor all of which have sash windows and original cast iron fireplaces with stone surrounds, flanked by extensive storage and cupboard space. Two of the bedrooms are situated to the front of the property, one of which has a further door leading to a practical and useful dressing room. A family bathroom is situated to the rear of the property affording wonderful views via sash windows and has a fully tile, separately screened shower cubicle with an attractive arch leading to the bath area, where there is a free-standing roll top bath with claw feet, matching pedestal wash hand basin, wc, and a linen cupboard providing useful storage adjacent to which is a

pretty cast iron fireplace.

Stairs rise to the second floor with a half landing and Velux window affording views across the town, and rises to a large, spacious landing. There are three generously proportioned bedrooms on the second floor, two of which have an attractive cast iron fireplace and useful eaves storage. Two of the bedrooms are situated on to the front of the property and one to the rear. There is a further family bathroom situated to the rear of the property which benefits from beautiful views and has a large cast iron bath within a plinth, matching pedestal wash hand basin and WC and further extensive shelving and storage. A two-panel door leads to a laundry room with a stainless-steel single sink unit, space and plumbing for washing machine and extensive storage and shelving.

### Outside

The rear garden is an absolute delight and benefits from a south westerly aspect, taking advantage of the afternoon and evening sun. The gardens are walled on three sides and have twin gates set within brick piers which lead to an extensive gravel area of off-street parking. Immediately to the rear of the property is an expanse of lawn beyond the drawing room, which is segregated from the parking via a raised mellow red brick wall with stone steps. On the westerly side is an attractive brick terrace with curved edging which provides a perfect seating area ideally placed to enjoy the afternoon/evening sun.

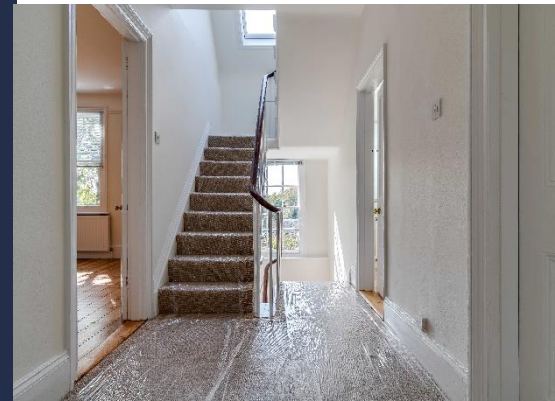
The remainder of the garden comprises extensive areas of lawn which are interspersed with a variety of trees including cherry and bay, and on the westerly and southerly elevation, are herbaceous borders with a variety of shrubs and climbers. There is a garden storage shed and to the south west corner, is a useful storage building currently requiring modernisation/updating, which would be ideally suited as a home office if required.

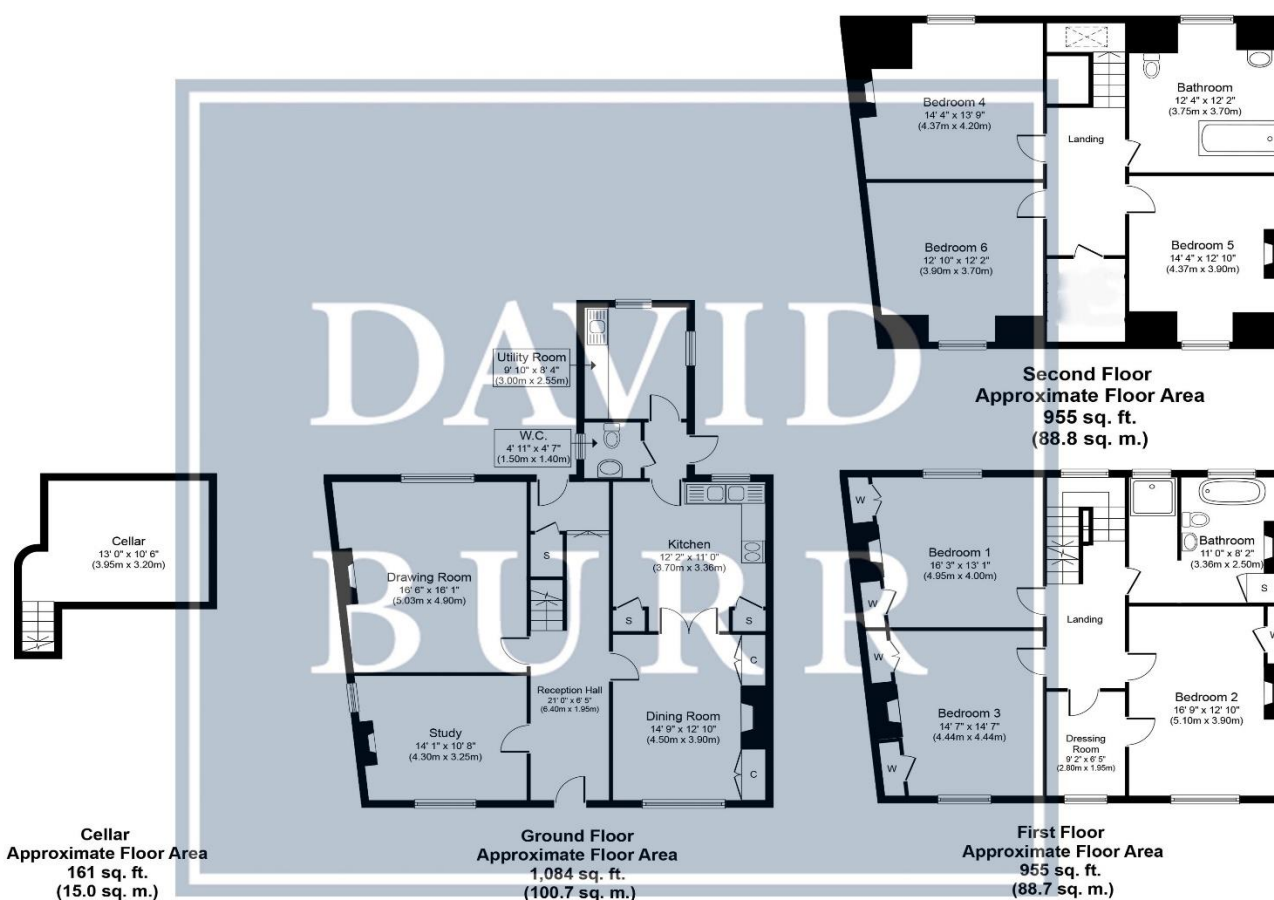
### Agents notes:

The property has the benefit of a right of pedestrian access over the neighbouring property to the back garden.

### Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: E. Council tax band: E.

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone (Ofcom).

Tenure: Freehold.

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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## Contact details

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