



Rats Castle
Belchamp St. Paul, Essex

**DAVID
BURR**

Rats Castle, Hickford Hill, Belchamp St. Paul, Essex CO10 7DW

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school, two traditional public houses with country-wide reputations for their food, a fine thatched village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

Believed to date back to the early 1800's Rats Castle, formerly a sluice gate cottage adopts a quiet and peaceful position whilst being a matter of minutes away from the popular town of Clare. The property has not been seen on the market for over 30 years and offers an exciting opportunity for a prospective purchaser. The property requires some degree of cosmetic renovation.

An exciting opportunity to purchase this two bedroom detached property with views of the rolling countryside.

Entrance into:

ENTRANCE LOBBY With a spacious **Boot Room**.

LIVING ROOM A large double aspect room with beautiful views of the rolling countryside, brick fireplace and tiled flooring. Leading onto:

CONSERVATORY A light and bright area with tiled floor and views onto the garden and fields.

BEDROOM 1 A large room with southern views of the rolling countryside, character beams and double aspect views.

BEDROOM 2 Double aspect room with lovely views and plenty of storage.

BATHROOM 1 With bath and WC.

KITCHEN/DINING ROOM A range of base and wall units under wooden worktop with a Butler sink, space for a cooker, washer dryer, fridge and plenty of space for a dining table and chairs. The dining room has French doors leading out to a garden patio, perfect for entertaining.

BATHROOM 2 With WC, pedestal sink, shower, heated towel rail and views to the side.

Outside

A large **GARAGE** providing plenty of storage.

STABLES The stables could offer the opportunity for a home office/holiday let.

TENURE: Freehold.

SERVICES: Septic tank, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: C. £1,760.84 per annum.

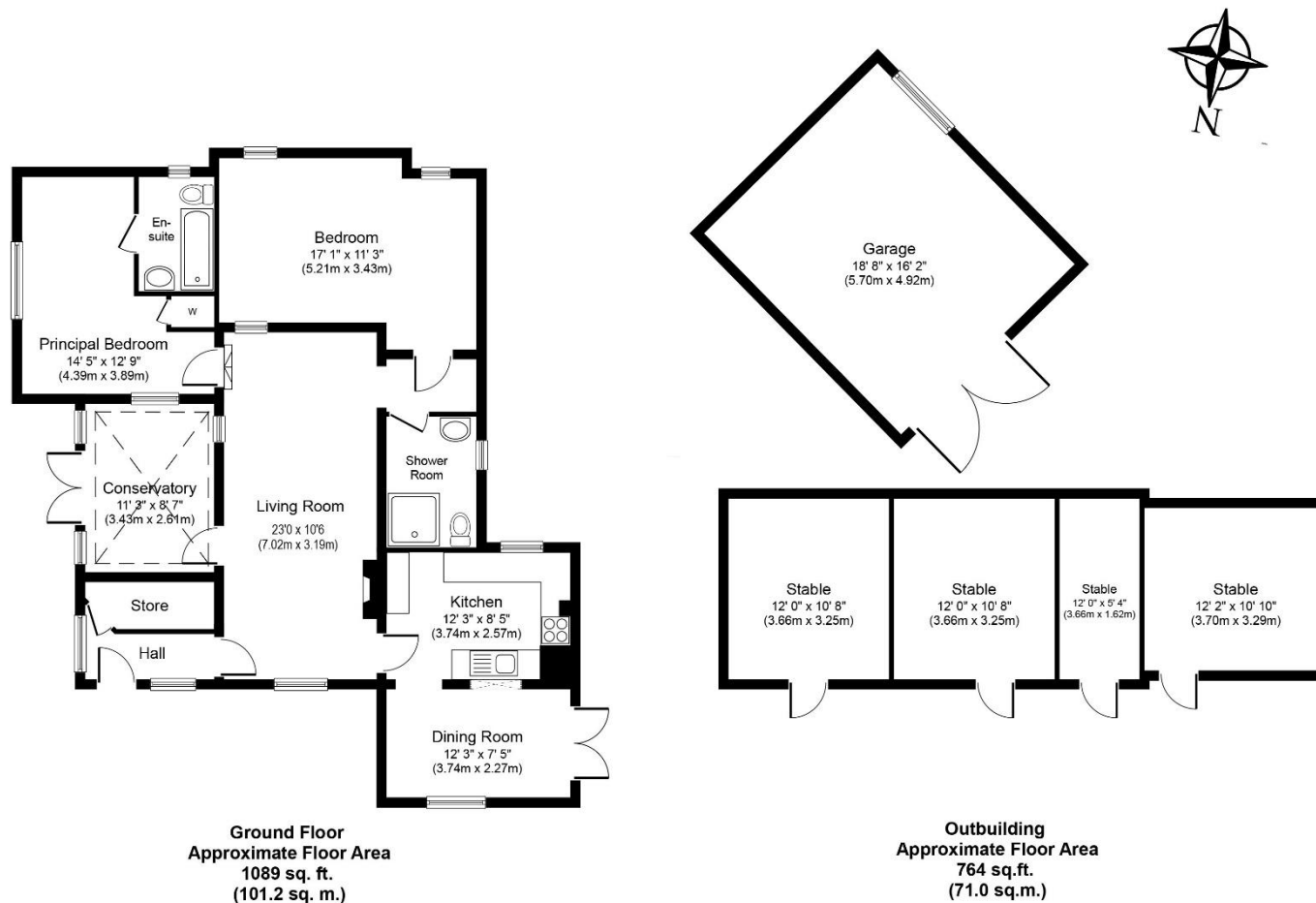
EPC RATING: F.

WHAT THREE WORDS DIRECTIONS: Lushly, lights, spiking.

VIEWING: Strictly by prior appointment through DAVID BURR.

Rats Castle, Hickford Hill, Belchamp St. Paul, Essex CO10 7DW

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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.

Copyright V360 Ltd 2024 | www.houseviz.com

