

Pelhams Farm Cottages, Hall Road, Rochford, SS4 1PF



Offers Over £475,000

A character four bedroom semi-detached cottage benefiting from having master bedroom with feature vaulted ceiling, contemporary ground floor bathroom, first floor shower room, open plan ground floor living space with modern fitted kitchen/breakfast room, approx 115ft rear garden and large workshop/outbuilding overlooking open farmland/fields and large driveway providing off-street parking for up to 8 vehicles. (There is an annual charge of £1,325 for the optional use of the land comprising of the shingle driveway, with the option for the buyers to retain. This has been paid by the current owners up to mid February 2025). Walking distance to local pub and close to Rochford town centre, mainline railway station with London Liverpool connections and London Southend City airport.

Viewing recommended to truly appreciate all that is offered.

EPC Rating:D. Our Ref 19337

Entrance via double glazed entrance door to

VAULTED CEILING ENTRANCE PORCH

Recently fitted double glazed window to the front aspect. Open through to Entrance Hall.

ENTRANCE HALL

Stairs to first floor accommodation. Amtico flooring. Coving to ceiling. Radiator.



LOUNGE 15' 1" x 10' 11" (4.6m x 3.33m)

Recently fitted double glazed bay window to the front aspect. Feature fireplace with inset Log Burner (certificates available). Amtico flooring. Coving to ceiling. Radiators. Open plan through to Dining Room.



DINING ROOM 12' 2" x 10' 2" (3.71m x 3.1m)

Amtico flooring. Coving to ceiling. Radiator. Open through to Lobby.



KITCHEN/BREAKFAST ROOM WITH NEFF APPLIANCES 17' 10" x 8' 1" (5.44m x 2.46m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Quartz work surfaces. Inset one and half sink drainer unit. Breakfast bar. Integrated NEFF electric double oven and microwave. NEFF Induction hob with contemporary extractor hood over. Integrated washing machine. Integrated dish washer. Space for American style fridge/freezer. Complementary up and under unit LED lighting. Part vaulted ceiling. Recently fitted electric Velux sky light. Inset spot lights.



LOBBY

Door to ground floor bathroom. Under stairs storage housing Combination boiler (approx 4 years old).

CONTEMPORARY FITTED GROUND FLOOR BATHROOM

Recently fitted obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Walk-in shower enclosure. Double ended bath with Waterfall style mixer tap. Contemporary tiled splash backs. Tiled floor with under floor heating. Two ceiling speakers. Inset LED spot lights. Heated towel rail. Extractor fan.



FIRST FLOOR ACCOMMODATION

LANDING

Access to boarded loft. Radiator.

BEDROOM ONE 14' 1" x 10' 1" (4.29m x 3.07m)

Double glazed window with views over rear garden and farmland fields to the rear aspect. Fitted wardrobes. Laminate wood effect flooring. Feature vaulted ceiling. Radiator.



BEDROOM TWO 12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window with views over rear garden and farmland fields to the rear aspect. Laminate wood effect flooring. Coving to ceiling. Radiator.



BEDROOM THREE 10' 7" x 10' 2" (3.23m x 3.1m)

Recently fitted double glazed window to the front aspect. Laminate wood effect flooring. Coving to ceiling. Radiator.



BEDROOM FOUR 10' 2" x 7' 3" (3.1m x 2.21m)

Recently fitted double glazed window to the front aspect. Laminate wood effect flooring. Coving to ceiling. Radiator.



SHOWER ROOM

Recently fitted obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin with mixer tap. Corner shower enclosure. Tiled floor. Tiled walls. Inset spot lights. Radiator.



The **FRONT** has lawn area with shrubs and own driveway together with an additional shingled driveway (which has been leased and paid in full until February 2025 at an annual charge of £1,325), providing off-street parking for up to eight vehicles and leading to rear workshop.

EXTERIOR

The **REAR GARDEN** measures approximately **115' (35.05m)** and commences with paved patio with wrought iron railings and gate opening on to laid lawn with slate chip border and trees and plants. Additional paved patio to the side with path leading to **GARDEN CABIN 13' 9" x 10' 7" (4.19m x 3.23m)** with bi-fold three panel doors, power and lighting. **WORKSHOP/OUTBUILDING split into two: 19' x 15' 9" (5.79m x 4.8m)** with double glazed French doors, power and lighting, **19' x 7' 8" (5.79m x 2.34m)** with double glazed door, power and lighting, ideal for home office etc. Further patio area to the rear with covered seating area and offering views over open farmland fields. **TWO SHEDS** to remain. External power point.



Agents Note:

There is an annual charge of £1,325 for the use of the land comprising of the shingle driveway, with the option for the buyers to retain.



While every attempt has been made to ensure the accuracy of the foregoing completed floor measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee is given as to their operability or efficiency can be given. View with Agents C102

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