



GABLE COTTAGE

The Street, Gosfield, CO9 1TP

Guide £450,000 to £465,000

DAVID
BURR



Gable Cottage, The Street, Gosfield, CO9 1TP

Gable Cottage is a Grade II listed detached house providing fascinating and flexible accommodation of approximately 1700sqft with impressive and substantial fireplaces, brick and timber floors and exposed timber framing. The cottage occupies an equally well proportioned plot with plenty of parking and approximately 90ft westerly facing rear garden.

The property is located in the heart of Gosfield close to the local pub, and ideally situated for access to Gosfield school, golf course, surrounding countryside and roads serving Halstead, Braintree and Sible Hedingham.

Timber entrance door to entrance lobby, brick floor, doors to kitchen and dining room. Stair flight rising to first floor level. The dining room features a substantial brick fireplace with an inset wood burner (unused for several years). Window to the side, exposed timber flooring and doorway with step down to sitting room, doorway to the inner lobby and useful storage cupboard.

The sitting room is a spacious room with window to front and plantation style shutter and French doors to the side. Fireplace, timber flooring and doorway through to the snug.

From the inner lobby there is a door to the utility room and to the snug. The utility room houses the wall mounted gas boiler (replaced approximately 18 months ago) a low level WC and space for appliances. The snug/bedroom 3 features a substantial brick fireplace and offers great versatility.

The kitchen/breakfast room enjoys windows to three elevations and a deep fireplace recess which currently houses a Range style cooker. There are timber counter tops with timber door fronts providing storage around the kitchen, a butler style sink and tiled floor. Stable style door to external courtyard.

To the first floor there is a substantial landing which could be used as a study or reading area, with plenty of room for a sofa or chairs and features a dormer window to the side. From this area there are doors to two double bedrooms both providing an excellent amount of space and the bath/shower room. The bathroom features a tiled shower cubicle, hand basin, low level WC and a large slipper style bath.

Outside

To the left hand side of the house there is a stone covered driveway suitable for the parking of numerous vehicles. This is turn leads to a timber built garage/work shop. To the right of the garage is a timber gate provided by the access to the rear garden.

The rear garden commences of a block paved courtyard extending to the back of the house and forming a patio, this provides ample opportunity to site patio furniture etc. Immediately behind the house concealed is the water pump which draws water from the well. There is a further stone covered and timber decked patio areas, lawn and artificial lawn segregated by a picket fence. There are further external storage sheds of timber construction. The rear garden is approx. 90ft in depth and westerly facing.

Agent notes:

Water supply is from a well and pumping equipment concealed to the rear.

List Entry Number. 1169577

The accommodation comprises of:

Three bedrooms	Bedroom three/snug
Large landing/study	Sitting room
Dining room	Kitchen
Utility room	Parking for numerous vehicles
Westerly facing garden	Well proportioned plot

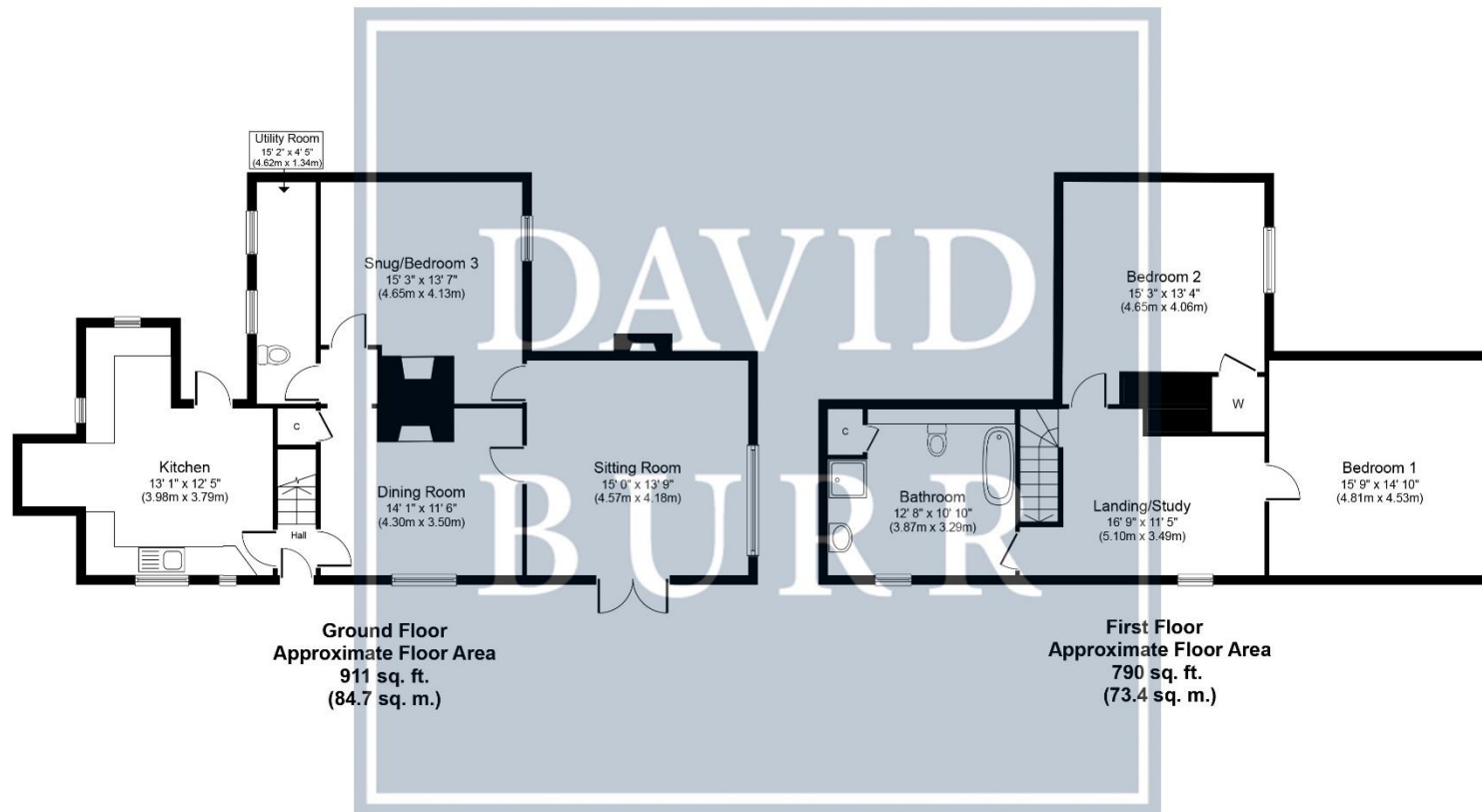
Location

Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

Access

Halstead 3 miles	Witham-Liverpool St 50 mins
Braintree 5 miles	Stansted approx. 30 mins
Colchester 17 miles	M25 J27 approx. 50 mins





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: Water supply is from a well and pumping equipment. Mains electricity and drainage. List Entry Number: 1169577

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

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE & Three (Ofcom).

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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