



LITTLE THATCH

Brick Kiln Green, Blackmore End, CM7 4DT

Guide price £625,000

DAVID
BURR



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Little Thatch is a Grade II listed timber framed house, comprising of the original cottage, potentially dating from the fifteenth century, with rendered elevations under a 'catslide' thatched roof and a more recently constructed and substantial modern extension wing, of timber clad elevations under a tiled mansard style roof. In combination the 'two wings' of Little Thatch provide fascinating, highly flexible and deceptively well proportioned accommodation blending features typical of a period building with the contemporary, which includes a superb kitchen with island and first floor master bedroom suite.

The property occupies a plot of approximately 0.4 of an acre (subject to survey) comprising predominantly of very private lawns, and is located within a rural setting along a peaceful and infrequently used lane surrounded by farmland and countryside.

Entrance to the property is via a timber door to a T shaped entrance lobby which further provides access to the principal bathroom suite which incorporates a modern suite with style bath. From the entrance lobby there are doors to the sitting room and the dining room. The sitting room is a spacious and welcoming room of generous size with a plethora of timber beams and studs with stairs rising to first floor and large alcove. A particular feature of this room is the beautiful brick inglenook fireplace with hearth which dominate this wonderful room. From the sitting room there is an opening to the rear porch with a door to the rear of the property and from this area there is access through to the dining room which again features a substantial brick inglenook fireplace with hearth and cast iron canopy. Door to the utility room with counter tops and storage cupboards including space for appliance.

The dining room opens to a reception area which links the original cottage to the extended house. This area features French doors overlooking the garden and has an ideal location for relaxation, but also provides a more conventional access to the property. The reception area then opens to a superb kitchen/breakfast room which is a stunning space with a large island and granite countertop complemented by oak counter tops to three sides and triple aspect views over the established gardens. The kitchen incorporates a double oven, fridge freezer and dishwasher. There are also basket draws and numerous draws and cupboards for storage. Additional useful understairs storage cupboard and stair flight rising to the first floor principal bedroom suite.

The bedrooms located within the original cottage are all of generous size two of which feature built in cupboards and all with vaulted ceilings. The principal bedroom suite located within the contemporary part of the building features a well proportioned bedroom overlooking the gardens and ensuite with double sized shower cubicle, hand basin and low level WC.

Outside

The property is approached over a rural lane and the building sits on the southern boundary within its plot with the gardens mainly laid to lawn, established mature fruit trees and shrubs including a beautiful willow tree. There is parking for numerous vehicles and a horse shoe drive in/out driveway.

The immaculately presented accommodation comprises:

Principal Bedroom suite	Rural location within village
Three further bedrooms	Approx. 0.4 of an Acre plot
Stunning Kitchen/Breakfast room	A lovely private retreat
Linking reception area	Grade II listed
Dining, sitting and utility room	NO ONWARD CHAIN

Agents notes:

Granted in April 2018 the property has the benefit of approved planning permission for a double cart lodge under application 8/00742/FUL. (we understand ground work is in place).

Private drainage via Klargester which is a sewage treatment plant.

There is a Grant oil boiler which we understand was installed in 2022. We have been advised that the electrical supply to the property is buried underground.

We understand that the original cottage suffered fire and water damage and was partially rebuilt during the course of 2012/3 reference 11/01694/LBC when the link extension was also added.

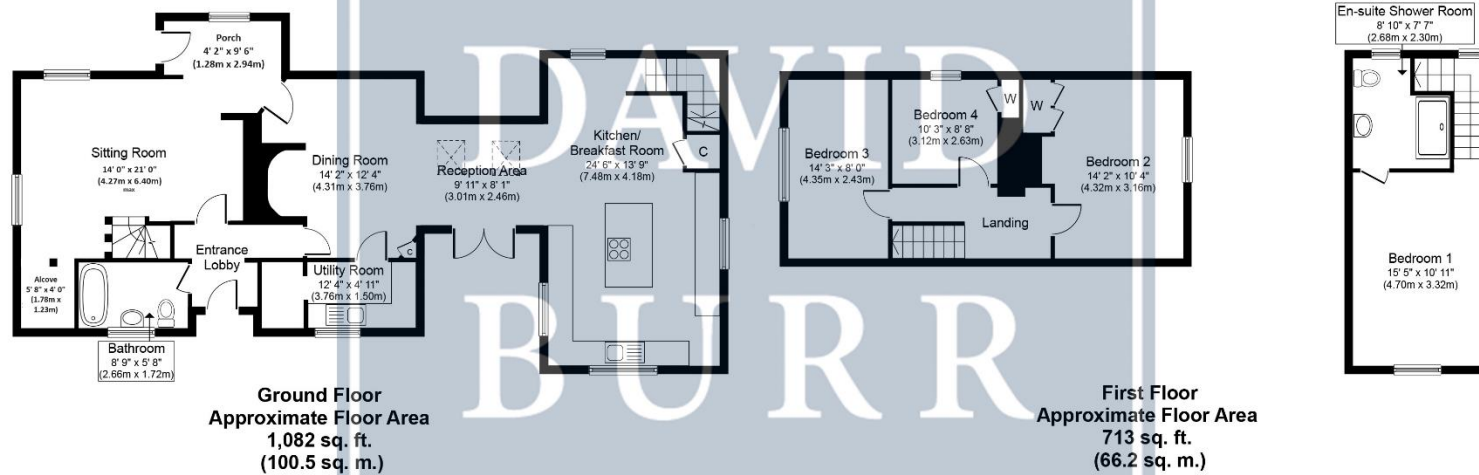
Location

Blackmore End is a small hamlet surrounded by countryside, the area provides fast access to the popular market towns of Braintree and Halstead with the former providing a commuter rail link to London Liverpool Street. Mainline stations are also located at Witham, 14 miles and Kelvedon 16 miles.

Access

Braintree 5 miles	Braintree – Liverpool St 60 mins
Halstead 8 miles	Stansted approx. 30 mins
Great Dunmow 12 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: Main water, electricity and private drainage (Klargester)
- Oil fired heating to radiators. EPC rating: N/A Council tax band: E.
- List Entry Number: 1123324
- Broadband speed: up to 900 Mbps (Ofcom).
- Mobile coverage: O2 & Vodafone - Limited (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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Contact details

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**DAVID
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