



5 PUMP YARD COTTAGES

Church Street, Gestingthorpe, CO9 3BA

Guide price £479,995

DAVID
BURR



5 Pump Yard Cottages, Church Street, Gestingthorpe, Halstead, Essex, CO9 3BA

5 Pump Yard Cottage is an immaculately presented and spacious family home offering versatile accommodation in a pleasant and secluded location within this popular and sought-after North Essex village.

Th property is accessed via a door with a chevron glazed panel opening to a spacious reception hall which has herringbone oak flooring, a practical storage cupboard and stairs rising to the first floor. The sitting room is particularly impressive and has a dual aspect with bifold doors to the rear garden, and a woodboring stove on a tiled hearth provides a focal point.

The kitchen/breakfast room forms the heart of the house and has a dual aspect and attractive herringbone oak flooring. It is extensively fitted with a range of floor and wall mounted units in a contemporary style with quartz work surfaces and upstands. Integral appliances include a dishwasher, wine cooler, oven, induction hob with extractor above and a large island unit with a breakfast bar. The room is large enough to have a seating area, and a wood burner provides an attractive centre piece.

The remainder of the ground floor comprises a useful utility room with plumbing for a washing machine, space for a tumble dryer, extensive storage, an oil-fired boiler and a stable door to the rear garden.

The first floor is equally impressive and spacious. The principal bedroom has a part vaulted ceiling, a dual aspect, and wonderful views over open fields. The second bedroom is especially large, with 2 windows, a part vaulted ceiling and two built in cupboards and built in wardrobes. The remaining two bedrooms are situated to the rear of the property, one of which has built in cupboards and wonderful views to the rear and of the parish church. These bedrooms are served by a lavishly appointed family bathroom which has a shower over the bath, a fully tiled surround, a rectangular sink with a vanity unit beneath and an attractive herringbone tiled floor.

The property benefits from extensive paved parking to the front and to the side a single garage which is equipped with power and light, a door to the side and extra parking in front. The garden is especially appealing and has been designed with low maintenance in mind. There is a large raised terrace immediately behind the house which is accessed from the sitting room making it ideal for entertaining beyond which are large areas of artificial grass which provide a private and secure amenity space, there are also views over the fields to the side and a large shed which is equipped with electricity provides useful storage space.

Rear access is afforded by a gate to the side of the garage and by a second gate by the neighbouring property. A further gate provides access to a secure storage area which also house the oil tank.

The well presented accommodation comprises:

Impressive kitchen/breakfast room	Private low maintenance garden
Sitting room with log burner	Extensive parking
Four spacious bedrooms	Garage
Well-appointed family bathroom	Field views

Agents notes:
The driveway maintenance is split 5 ways in equal proportion.

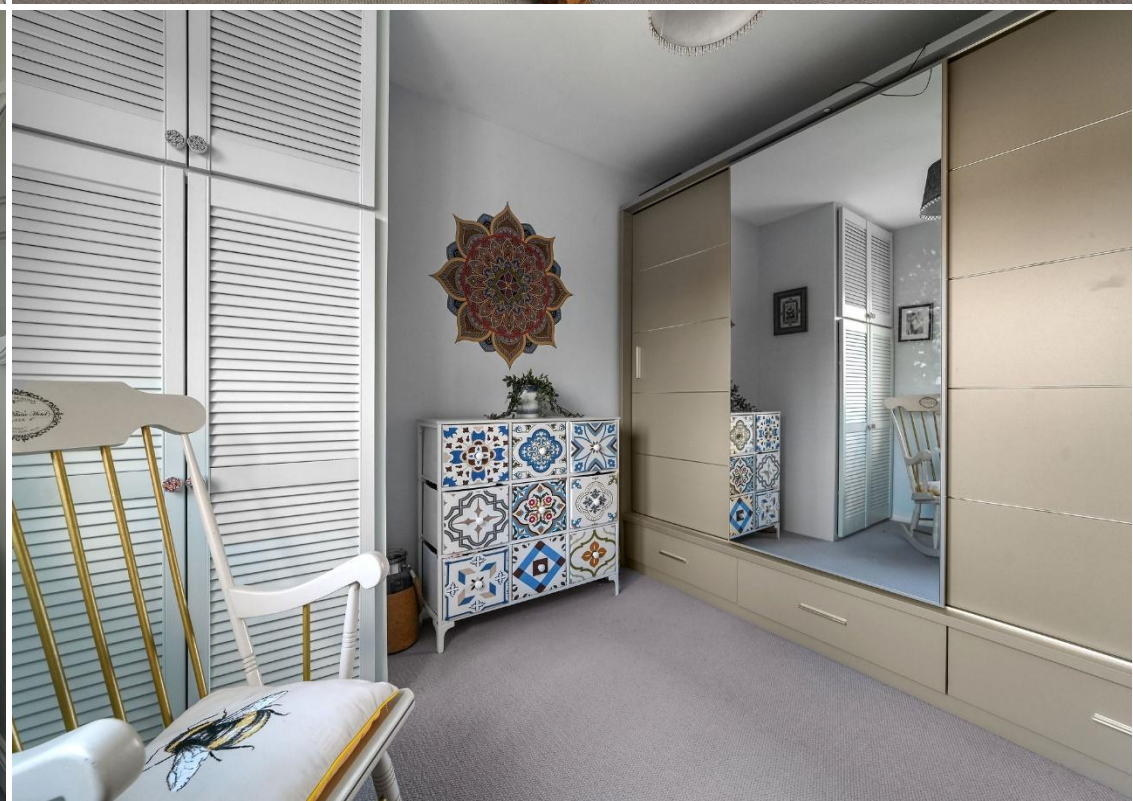
The foul drainage is a compliant ‘mantair’ system.

Location

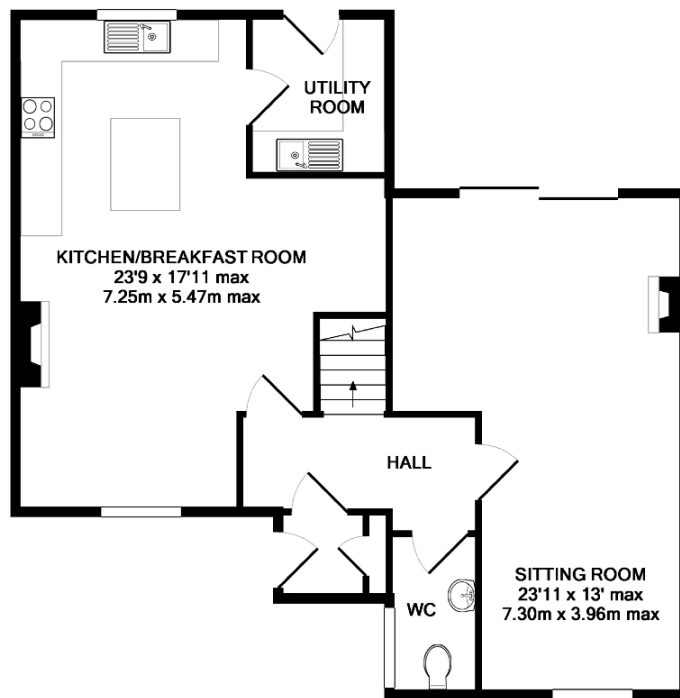
Gestingthorpe is a most attractive rural village with ‘The Pheasant’ restaurant, parish church and village green. The market towns of Sudbury with commuter rail link and Halstead are close by as is Braintree with mainline station and many amenities and services.

Access

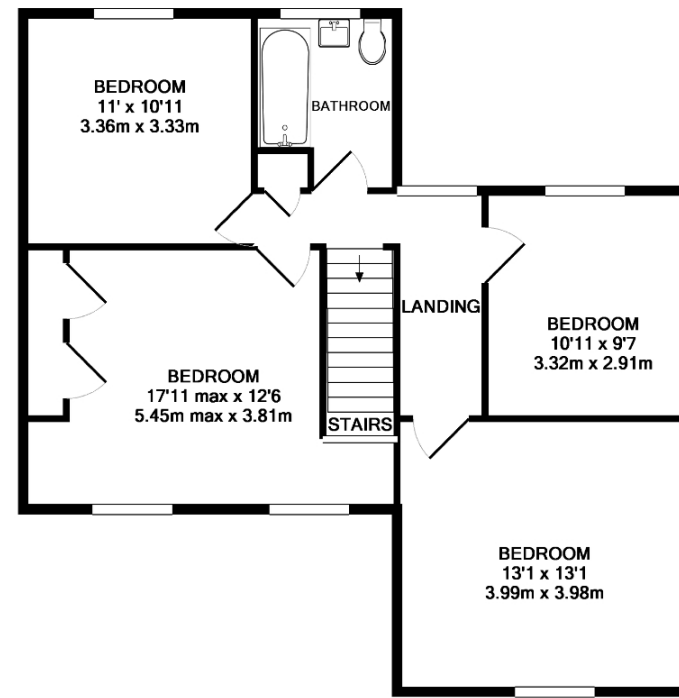
Halstead 5 miles	Braintree 9 miles
Sudbury 5 miles	Braintree – Liverpool St 60 mins
Stansted approx 30 mins	M25 J27 approx 50 mins







GROUND FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1546 SQ.FT. (143.6 SQ.M.)
Made with Metropix ©2014

Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: D

Council tax band: D Broadband: County Broadband

Tenure: Freehold Construction type: Standard

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone-Variable outdoor (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. DAVIDBURR.CO.UK

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346

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 whatever 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.

**DAVID
BURR**