



## BELLOWS HALL COTTAGE, WATER LANE

Shalford, Braintree, CM7 4QX

£995,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Superb detached four bedroom home situated on a quiet lane
- En-suite bathroom and family bathroom
- Versatile living space
- Three receptions
- Abundance of charm and character
- Cast iron multi fuel stove with tiled hearth
- Large plot of 1/3 Acre with Pet Friendly Surroundings
- Peaceful Rural Location with No Close Neighbours and a haven for wildlife





## Property Description

### THE PROPERTY

PEACE & QUIET with GLORIOUS FARMLAND VIEWS surrounding this SUPERB 4 BEDROOM DETACHED HOME with versatile living space including 3 RECEPTIONS and an ABUNDANCE OF CHARM & CHARACTER THROUGHOUT.

The property offers a LARGE PLOT OF AROUND A THIRD OF AN ACRE s.t.s. with a THREE BAY CARTLODGE with office/playroom/further storage over, power and light and is fully insulated and measures approximately 10m x 6m and can be used for a variety of uses such as home office/annex etc subject to planning.

Having been sympathetically improved and extended by the owners and more recently having replaced double glazed

windows to some of the windows now presents very well throughout. The current owners have resided at Bellows Hall Cottage for the last quarter of a century and we are told that there have only been two owners in the last 100 years!

We believe Bellows Hall Cottage dates from around the 17th Century and is Grade 2 listed.

### THE LOCATION

The property is situated along a quiet country lane with no immediate neighbours. The area is a haven for wildlife and offers stunning countryside for walking, mountain biking and horse riding.

There is a village shop and primary school a local public house all within easy reach.

Braintree town centre is approximately 5.9 miles away (source: google maps), with its railway station offering a branch line rail service to London Liverpool Street in 60 minutes with no changes. Braintree also offers good road links to the A120 for Stansted Airport, M11 and also A131/A130 to Chelmsford.

### Lounge (Reception)

10.40m (34' 1") x 4.24m (13' 11") Hardwood entrance door - Sash windows to front, window to side and rear, radiator, laminate flooring, telephone point, TV point, wall light point(s) with exposed beams, stairs, inglenook fireplace with multi-fuel stove on brick hearth, open plan to:

### Inner Hall

Radiator, ceramic tiled flooring, ceiling spotlights, door to:

### **Kitchen**

3.81m (12'6") x 2.92m (9'7") - Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink unit with mixer tap, plumbing for automatic washing machine, space for fridge, freezer and cooker, window to front, window to rear, radiator, vinyl flooring, exposed beams and recessed ceiling spotlights.

### **Bathroom**

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with glass screen, bidet and low-level WC, fully tiled walls, heated towel rail, shaver point, window to rear, radiator.

### **Dining Room**

3.94m (12'11") x 3.41m (11'2") Window to rear, radiator, exposed beams, stairs, door to:

### **Sitting Room**

3.94m (12'11") x 3.34m (10'11") Window to side, radiator, TV point, french doors to garden.

### **Side Lobby**

Ceramic tiled flooring, ceiling spotlights, part glazed door to side, door to:

### **Boiler Room**

Window to side, floor mounted oil-fired boiler serving heating system and domestic hot water.

### **Landing**

(from the dining room) door to ;

### **Bedroom 1**

3.74m (12'3") x 3.40m (11'2") - Window to rear, window to side, radiator, exposed wooden flooring, recessed ceiling spotlights, range of built in wardrobe cupboards with door leading to ;

### **En Suite**

Fitted with three piece suite comprising free standing bath, pedestal wash hand basin and close coupled WC, heated towel rail, shaver point, window to side, exposed wooden flooring.

### **BEDROOM 4 / STUDY COMPUTER ROOM**







2.38m (7'10") x 1.99m (6'6") Window to rear, exposed wooden flooring.

### **Landing**

(from the Lounge) Door to:

### **Bedroom 2**

4.58m (15') max x 3.72m (12'2") Window to front, radiator, exposed beams.

### **Bedroom 3**

3.49m (11'6") x 3.24m (10'8") Window to side, radiator with exposed beams.

### **Garden**

The property has a large garden which overlooks farmland to



all sides and provides a wonderful tranquil area which is laid mainly to lawn with mature tree and shrub borders. There are a variety of useful timber storage sheds which are easily dismantled if required with their bases not permanently set.

### **OUTSIDE**

The property has ample off street parking for several cars and leads to a SINGLE GARAGE with power and light connected with a further hardstanding behind. The property has the benefit of a THREE BAY BARN/GARAGE with power and insulation, upstairs office / play room or additional accommodation subject to planning.

### **PROPERTY INFORMATION**

Freehold.  
Grade 11 Listed



Oil Fired Heating.  
Drainage via Septic Tank  
EPC not required.  
Council Tax D (Braintree Council)

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

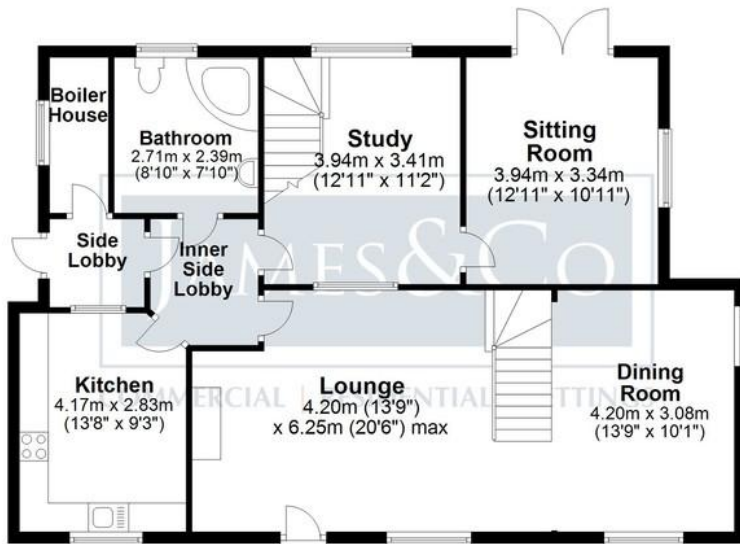
## LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

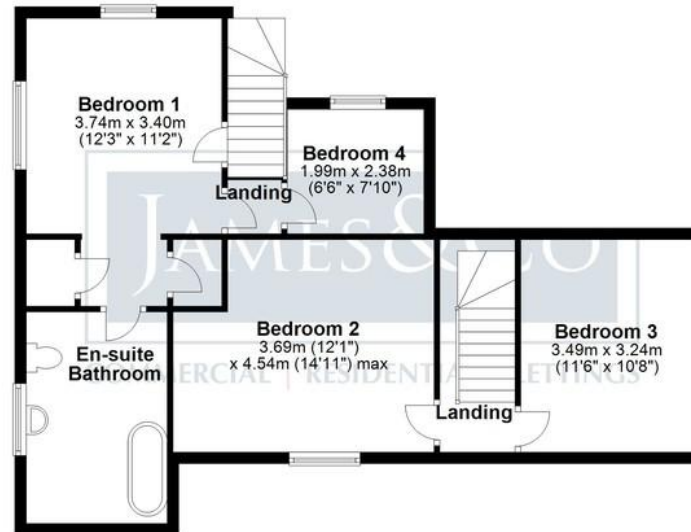
### Ground Floor

Approx. 94.5 sq. metres (1017.0 sq. feet)



### First Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 160.7 sq. metres (1729.7 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

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