



Grier & Partners
— LAND AND ESTATE AGENTS —

DAIRY FARM COTTAGE, RECTORY HILL, EAST
BERGHOLT, COLCHESTER, SUFFOLK, CO7 6TH
ASKING PRICE OF £920,000





INTRODUCTION

situated in a peaceful location within the conservation area in the sought after village of East Bergholt. This beautiful, 18th Century, Grade II listed property benefits from an abundance of living accommodation with three sizable bedrooms on the first floor, two reception rooms and a modern, open-plan, vaulted Kitchen/ Breakfast room overlooking the rear garden with doors opening onto the patio. We highly recommend a viewing of this charming property.

INFORMATION

heating via a conventional gas fired boiler to radiators throughout the original part of the property and underfloor heating to the modern rear extension. Windows are within the original property wooden single glazed historical items in good order with secondary double glazing fitted. In the modern part windows are hardwood and double glazed. Electrics are supplied via a modern RCD consumer unit. High speed broadband is connected to the property. CCTV system fitted externally with a modern internal alarm in place. Mains pressure hot water system. Full restoration to the frame of the property was carried out approximately 20 years ago.



DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn left onto the B1070, continue towards the village and turn right just before the Carriers Arms public house onto Gaston Street. Gaston Street leads into the centre of the village where it turns gently towards the church, passing the church on your left continue on to the bottom of Rectory Hill where the entrance to the property can be found on the left hand side running alongside the property to off-road parking and cart lodge at the rear.

EAST BERGHOLT

has the benefit of a good range of local facilities including a co-op and post office, baker, chemist, GP surgery and medical centre. The village provides educational facilities from pre-school age to GCSE with sixth form colleges in Colchester and Ipswich, along with excellent private schools nearby in Holbrook, Ipswich and Colchester. A12 links to the M25 and A14 making regional airport Stansted approximately an hour journey by car. There is a mainline railway station in Manningtree only 3 miles away, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

SERVICES

mains water, gas, electric, drainage and high speed broadband are connected to the property. Local Babergh District Council contact 0300 123 4000. Council Tax Band - E. Energy Performance Rating – N/A. Ultrafast broadband available via Gigaclear, Trooli & Openreach (www.ofcom.co.uk). 5G mobile signal available via EE, Vodafone & O2 (www.ofcom.co.uk). 'Very low' flood risk via www.gov.uk/check-long-term-flood-risk.

ACCOMMODATION

flexible, spacious and over two storeys, on the first floor:

BEDROOM ONE

19'00 x 15'00 triple aspect room with built in wardrobes, exposed wooden beams, measurements include the:

EN-SUITE SHOWER ROOM

opaque window to the side, hardwood flooring, walk in shower to side with tiled walls, composite wash basin inset to vanity cupboard with storage under, w/c, heated towel rail.

BEDROOM TWO

9'09 x 9'00 window to the rear, built in wardrobes to the front, ample space for double bed, exposed feature beams.



BEDROOM THREE

10'05 x 7'05 window to the front and space for double bed if required.

FAMILY BATHROOM

8'09 x 5'04 opaque window to the rear, fitted seamlessly into the space available is a large oval bath inset to the side with contemporary tiled walls above and a shower over the far end of the bath. Panelled vanity unit contains the concealed cistern for the w/c and provides space over a granite surface for the circular wash basin. Recessed ceiling lights and heated towel rail.

LANDING

14'01 x 6'05 a space that prominently wears the fabric of this property combining exposed beams with interconnected brickwork and a set of stairs and banister descending to the:

GROUND FLOOR

where the staircase door opens into the:

DINING ROOM

18'00 x 16'00 triple windows to the front bringing natural light into this spacious dining room, inglenook with log burner, hardwood floor boards, glazed door and windows into the kitchen dining room and step down over an area of brick floor into the:



SITTING ROOM

18'03 x 14'04 enjoying a triple aspect and cosy feel this room focuses on the gas fired log burner set within an inglenook fireplace with cupboard and recess to the side.

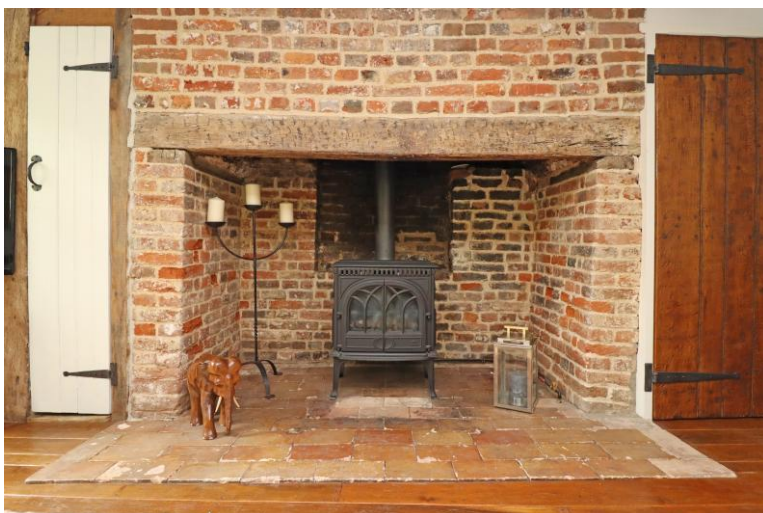
KITCHEN/ BREAKFAST ROOM

33'09 x 9'10 with a glazed apex to the rear elevation, glazed doors to the side and windows to the side garden along with open plan space into the hallway. This kitchen seamlessly integrates the internal and external living space of this charming village home. The ceiling is vaulted or part vaulted through its full length allowing the space to fill with light, flooring is tiled and there is an abundance of aged beams within this more modern part of the property.



The Plain English Kitchen itself has been sympathetically designed to compliment the space and shape of the room, with a range of wall base and freestanding pantry style units. Space for Lacanche range style gas oven with an extractor over, built-in dishwasher and fridge/ freezer as well as ample storage space. Quartz work surfaces to two sides also extend out to create a peninsular bar or additional preparation space.

To the far end of the room and making the very best of the views over the garden is a breakfast area, door to the side yard and lovely views over the garden.



HALLWAY

9'09 x 7'09 (complete space) open plan from the kitchen with a further part glazed door from the rear of the property, this area is broken down into the entranceway, cloaks cupboard door to the:

CLOAKROOM

with an opaque window to the rear, wash basin over cupboard and w/c with concealed cistern.

UTILITY ROOM

8'00 x 7'09 window to the rear and secure entrance door from the side. Fully fitted with a bespoke range of wall and base units providing excellent storage space, cupboard to the front contains the conventional gas boiler. Quartz work surface to the rear with under-mount butler sink and drainage grooves, laundry drying rack suspended from the ceiling. Fitted water softener. A practical and stylish part of the property.

OUTSIDE

from the parking to the rear of the property, the garden is accessed via a very pretty shingle path along the side of the lawn leading to the raised patio, a beautiful feature within the garden. The garden benefits from ample flower beds running along the length of the boundary containing a wide range of well established flowers, shrubs and trees. The patio, a beautiful sun trap, can be accessed via the double doors at the end of the Kitchen/ Breakfast Room, with ample room for a large garden table with chairs and a BBQ for those summer afternoons! A small pond and water feature can be found alongside the patio adding to the peaceful location of this property. A large established hedge marks the boundary to each side, from the neighbouring property and the driveway, helping make the garden private and secure.

SUMMERHOUSE

10'00 x 4'00 windows and doors to the front and sides, light and power connected

GARAGE ONE

16'00 x 10'00 light and power connected, double stable style doors to the front accessed from the rear driveway

GARAGE TWO

16'05 x 9'05 light and power connected, accessed via double stable style doors to the front, ample loft storage space with lighting

CARPORT

15'07 x 9'05 light and power connected, accessed via the driveway





