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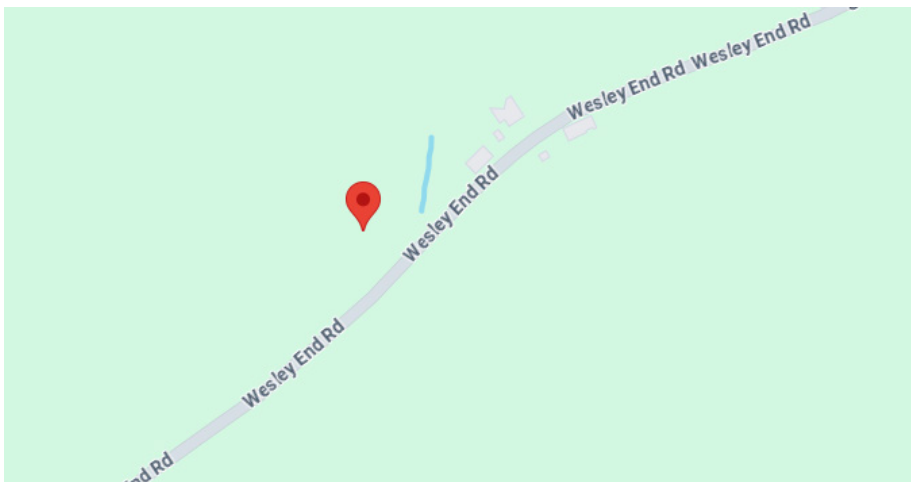
1 & 2 Westley End Cottages  
Stambourne, Halstead, Essex CO9 4PG

# 1 & 2 Westley End Cottages

Westley End Road, Stambourne, Halstead, Essex CO9 4PG

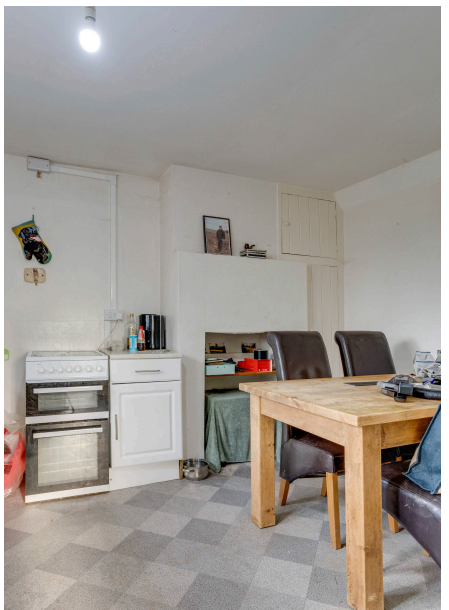
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A pair of two bedroom semi-detached farm workers cottages, situated in a quiet semi-rural location with countryside views to the front, rear and generous gardens. The properties can be sold as individual units or as a pair and offer the potential for redevelopment or rebuild (subject to the necessary planning consents)



- A pair of two bedroom semi-detached farm workers cottages
- Quiet semi-rural location
- Countryside views to the front and rear
- Generous gardens
- Available individually or as a pair
- Potential for redevelopment (subject to the necessary planning consents)







## INTERIOR

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Internally the properties enjoy a generous KITCHEN/BREAKFAST ROOM and a SITTING ROOM on the ground floor. With a single storey extension creating space for a CLOAKROOM, BATHROOM AND STORE. On the first floor are two generous bedrooms with countryside views.



## EXTERIOR

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The property sits in a quiet semi-rural countryside location, backing onto countryside and enjoying further countryside views. The properties enjoy off-road parking and a range of OUTBUILDINGS and are situated within generous gardens, or if brought together, a quite substantial plot.

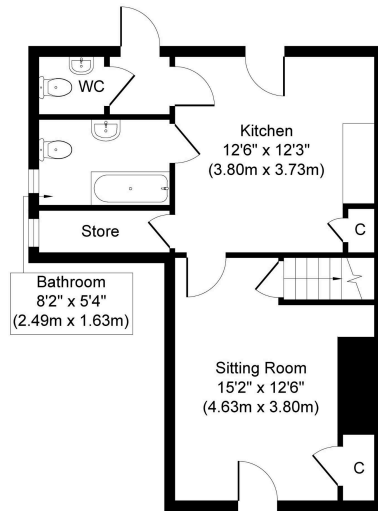


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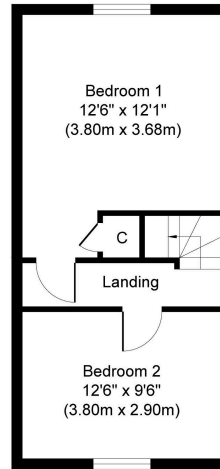
Phone 01787 277811 or email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



# Floorplans



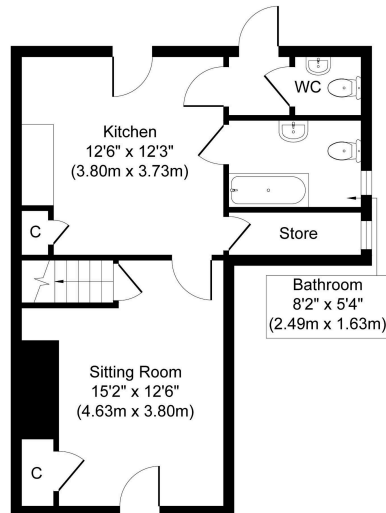
**Ground Floor**  
Approximate Floor Area  
450 sq. ft  
(41.80 sq. m)



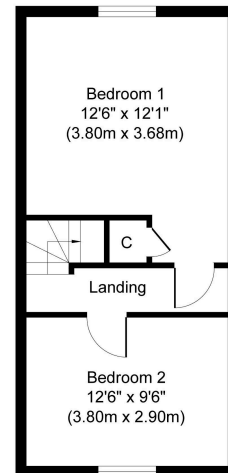
**First Floor**  
Approximate Floor Area  
346 sq. ft  
(32.14 sq. m)

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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**Ground Floor**  
Approximate Floor Area  
450 sq. ft  
(41.80 sq. m)



**First Floor**  
Approximate Floor Area  
346 sq. ft  
(32.14 sq. m)

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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# Stambourne, Essex

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.



## Material Information

SERVICES: Main water and private drains (septic tank). Main electricity connected. Oil-fired heating.. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: B. £1,640.73 per annum.

EPC: Bands - G & F.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber Frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps. Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

PLANNINGAPPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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

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