



**20 LOWER HOLT STREET**

Earls Colne, Colchester, CO6 2PH

**DAVID  
BURR**







## 20 Lower Holt Street, Earls Colne, Colchester, CO6 2PH

A fine Grade II listed property believed to date from both the late 14<sup>th</sup> and 15<sup>th</sup> centuries situated in this popular village, and within easy reach of the wide range of amenities that are on offer. The property displays a fine oak frame throughout and many other fine features to include sash windows, two impressive fireplaces and part vaulted ceilings, whilst offering versatile accommodation that is well suited to modern lifestyles. The property has been a much-loved home for the current occupants since 1974.

A glazed and panelled door accesses the charming reception hall which has a brick floor, beams to the ceiling and doors to the sitting and dining room respectively. The sitting room is particularly appealing, with a panelled oak door, an impressive inglenook fireplace with a wood burner, which provides a focal point, a dual aspect, stairs rising to the landing and an impressive oak frame on display throughout. A further opening adjacent to the fireplace leads to the rear lobby. The dining room is equally impressive with a further large inglenook fireplace with brick hearth, beams to the ceiling and stairs which rise to the second bedroom.

A large rear lobby/utility room provides a practical space and has a tiled floor, plumbing for a washing machine, and a door to the rear terrace. It also accesses the bathroom and kitchen breakfast room situated to the rear of the property and overlooking the garden. The kitchen/breakfast room is delightful, with a dual aspect, tiled floor and a part-vaulted ceiling. It is extensively fitted with a range of solid oak units with granite worktops and tiled splashbacks. Integral appliances include two ovens, a 'Smeg' gas hob with extractor above, a dishwasher and a stainless-steel sink. It has a door to a delightful courtyard providing a tranquil seating area, which is positioned to benefit from the morning sunshine. The bathroom is well-appointed with a matching suite and shower cubicle.

The first floor is equally charming, with a split-level landing which has open studwork and a part vaulted ceiling. The principal bedroom is situated to the rear of the property overlooking the rear garden. It has a vaulted ceiling, an impressive oak frame with bracing, red brick chimney breast and a built-in wardrobe. The second bedroom is above the dining room, and can be accessed from there or via the third bedroom, it has a vaulted ceiling, dual aspect and a fine oak frame on display. Bedroom three has attractive views to the rear garden, and bedroom four has a vaulted ceiling, a fine oak frame with bracing and doors to the linen cupboard.

### Outside

The property is approached via a gravel drive to the side, which in turn leads to an extensive area of parking. To the east is a detached coach house/stable equipped with power and light which could provide a number of various alternative uses, subject to the necessary consents. It is a particularly attractive building with red brick elevations under a tiled roof. This area of the garden is walled on both sides and provides complete privacy. Beyond here are large expanses of lawn, which are flanked by herbaceous borders, and there are a number of fine native trees that include walnut, ash, silver birch and mulberry. The entire length of the garden has lighting, making it ideal for entertaining. There are wonderful views to Chalkney wood in the distance over open fields and there is a greenhouse to the rear of the garden.

In all about 0.26 of an acre.



The immaculately presented accommodation comprises:

Entrance Hall	Landing
Dining Room	Four Bedrooms
Sitting Room	Coach House
Kitchen/Breakfast Room	Period Details
Lobby/Utility Room	Village Location
Bathroom	Extensive Parking

Agents notes:

Listed building ID: 1123194.

The former coach house would readily provide a home office/annexe subject to the necessary consents.

Bedroom four has plumbing in situ to provide a further bathroom if required, subject to any necessary consent being required.

The property benefits from a 'Hive' heating control system.

The property benefits from a right of way to Tey Road at the rear of the garden.

## Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

## Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins







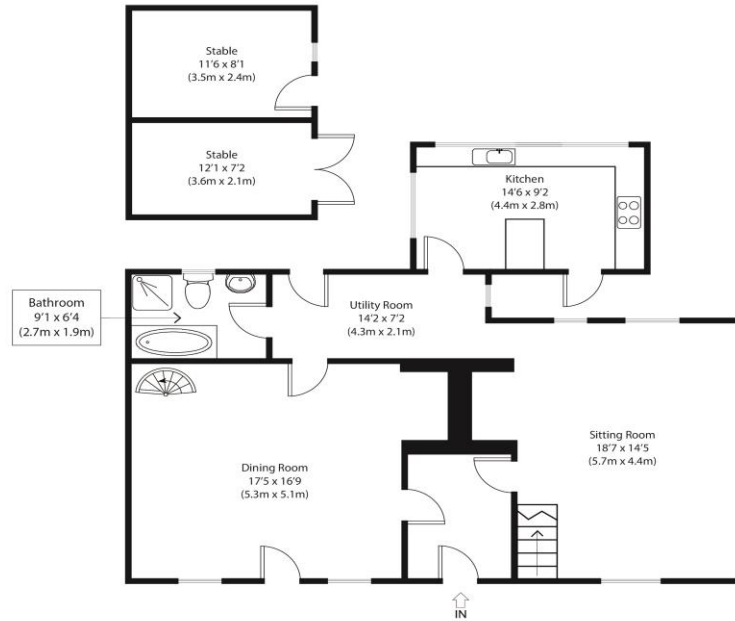




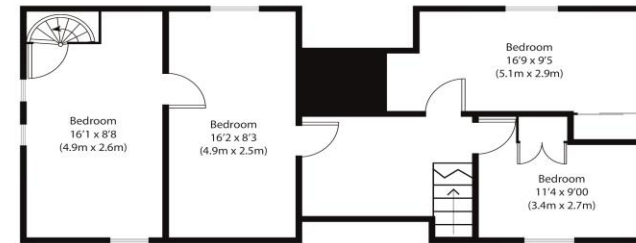
## Approximate Gross Internal Area 1700 sq ft (Excluding Outbuildings) (158 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gjphoto.co.uk

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Ground Floor



First Floor

### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators.

EPC rating: This property is EPC exempt.

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Council Tax Band: D

Tenure: Freehold

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

### Contact details

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