



74 NUNNERY STREET

Castle Hedingham, CO9 3DP

Guide price £440,000 to £450,000

**DAVID
BURR**



74 Nunnery Street, Castle Hedingham, CO9 3DP

A charming Grade II listed detached cottage found at the end of a stone covered private driveway, encompassing highly adaptable accommodation and occupying a very well-proportioned plot with lovely secluded gardens. The cottage features exposed timbers including top plate, girts and stud work, provides two lovely principal reception rooms with open fireplaces and offers the future owner potential to create an annexe from the fascinating accommodation. There are gardens to the front, side and rear, however it is the rear garden that is particularly impressive as a stand-out feature. NO ONWARD CHAIN.

Part glazed entrance door to dining room with exposed timber beams and substantial red brick fireplace with windows overlooking the rear garden and exposed timber floor. Doorway through to sitting room with windows to two elevations including the rear garden and fireplace, potentially suitable for the installation of a log burner or solid fuel burner. From the dining room there is access from a doorway to the kitchen which features solid timber tops and sink top, base cupboards and draw stack, understairs storage cupboard and window overlooking the enclosed courtyard garden.

Doorway from kitchen to rear lobby with quarry tiled floor area and doorway leading to the courtyard garden with a stable style door leading to the rear garden with steps up to a kitchenette. This has a ceramic tiled floor area, fitted work top and sink bowl with space for washing machine. Further door to shower room with shower cubicle, low level WC.

Stairs ascending to first floor landing, timber balustrade door to bathroom with white suite and window overlooking courtyard garden, landing extends through the doorway with dormer window and access to two bedrooms. The principal bedroom is very spacious with fireplace fitted wardrobes and access to loft. The second bedroom incorporates fitted wardrobes with dormer window overlooking the particularly lovely rear gardens.

Outside
The property is approached via a long p shingled driveway which passes cottages on the right hand side. The driveway leads to a garage and two gates, first gate leading to the front door and an L-shaped retained terrace front garden and the second gate to the rear garden and block paved patio. The garage is of timber construction with a pitched roof and features double doors, a rear exit door and power and light connected.

The rear garden is an absolute delight enjoying a high degree of privacy, peace and quiet. It comprises of various patio levels of block paving, patio slabs and stones. There are lawned areas interspersed by deep flower and shrub borders, to include daffodils, primroses, wild orchard and many others. There is also a segregated area for the growing of vegetables, two timber sheds and a greenhouse. Trees throughout the garden include apple, pear and plum trees. The rear boundary abuts a wooded area.

The immaculately presented accommodation comprises:

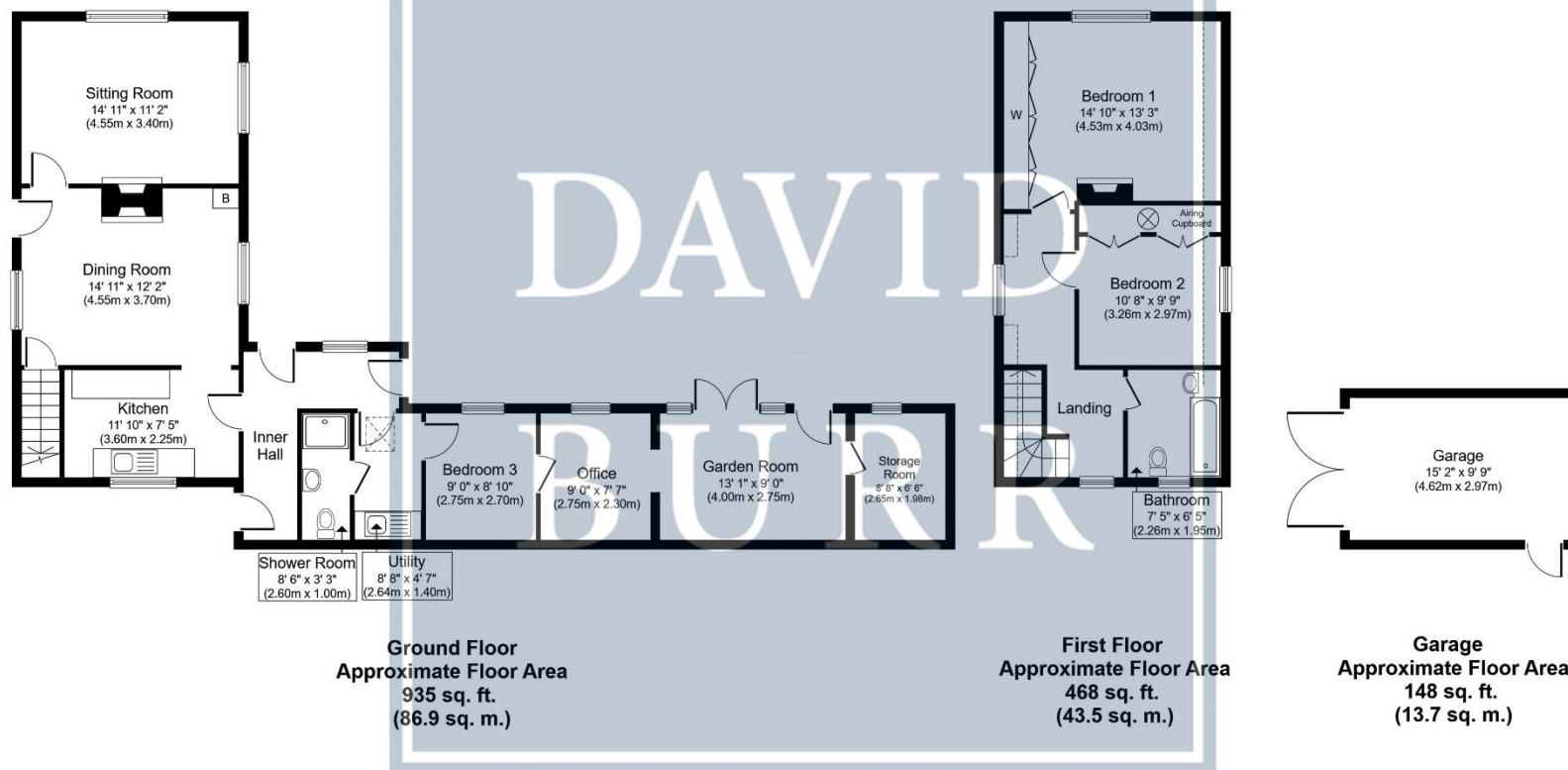
Detached cottage	Bath & Shower Rooms
Two/Three bedrooms	Three/four reception rooms
Utility room	Annexe potential
Garage	High degree of privacy
Lovely rear garden	NO ONWARD CHAIN

Agents notes:
The property is of timber framed construction. The current owner has removed some of the internal doors, for convenience. The driveway forms part of the title. The neighbouring cottages situated along the driveway have the right to ‘pass and repass’ for access to their cottages. This property does require some modernisation.

Location
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors’ surgery, a cricket field and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access	
Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins





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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Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: N/A Council tax band: C.

Broadband speed: up to 60 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone (Ofcom).

Listing Entry Number: 1168673

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

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Linton & Villages (01440) 784346



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