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# Little Garnetts, Garnetts Lane, Felsted

£599,995 Sold

Delightful Grade II Listed four bedroom semi detached period cottage with detached barn situated within walking distance of Felsted schools and village shop. We highly recommend an early internal viewing of this property. EPC exempt

Quality from home to home

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### **Overview Summary**

Delightful Grade II Listed four bedroom semi detached period cottage with detached barn situated within walking distance of Felsted schools and village shop. We highly recommend an early internal viewing of this property. EPC exempt

#### Key features

- Kitchen/Breakfast room
- 4 Bedrooms
- Loft Conversion
- Detached Barn
- Good size Garden with Open Views

- Grade II Listed Period Property
- Large Semi Detached Cottage
- Country Lane Location
- Many Period Features
- Walk to Village Shop and Schools

#### Local area

Felsted is mostly sought after for its schools and the local amenities cater for all your daily needs to include; village shop and Post Office, various smaller independent shops, coffee shop, restaurants and pubs, Doctors' Surgery, British Legion Club and Parish Church. In addition the thriving community boasts an abundance of clubs for all age groups. Regular bus service to Dunmow, Braintree and Chelmsford for a wider selection of shopping and leisure facilities, For commuting the A120 and A12 are a few minutes drive and Stansted airport is approximately 8 miles to the west.

## Schools & Transport

- Felsted Primary School, 0.50 Miles
- Chelmer Valley High School, 6.34 Miles
- Chelmsford County High Schools, 8.27 Miles
- Felsted School, 0.10 Miles
- Chelmsford Railway Station, 8.71 Miles

- Helena Romanes School, 3.89 Miles
- Whipper-Snappers, 0.61 Miles
- King Edward VI Grammar School, 8.49 Miles
- Felsted Preparatory School, 0.45 Miles
- Stansted Airport, 7.78 Miles

#### **Further Details**

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

**Total Sq Ft:** 1,850 (172 Sq M) approx

Felsted office: 01371 822122

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Situated along a country lane Little Garnetts is a lovely period cottage and with approximate room sizes briefly comprises a solid wood entrance door giving access to the entrance hall.

#### ENTRANCE HALL 9'1 x 7'7 (2.77m x 2.33m)

A nice size entrance hall having ceramic tiled flooring, radiator, timber and glazed window to the front elevation, inset ceiling spotlights, electricity fuse box and hatch to loft space. Timber doors to cloakroom and lounge.

#### **CLOAKROOM**

White suite comprising low level WC with hidden cistern, wall mounted wash hand basin, enclosed shower cubicle with glazed door, radiator, obscure glazed windows to the rear and side elevations, exposed wall timbers, inset ceiling spotlights, ceramic tiled flooring.

#### LOUNGE 30' x 18'11 > 11'9 (9.15m x 5.79m > 3.59m)

Charming lounge divided into two by exposed timber studwork, the TV lounge with feature closed fireplace with oak mantle and built in shelves and storage cupboards either side, exposed ceiling timbers, lovely large timber and glazed casement window to the front elevation, power points, TV aerial connection point. To the other side of the studwork is a fabulous large inglenook fireplace with oak bressumer over and stone hearth, built in storage cupboard to one side, solid timber doors to entrance hall and stairs to first floor, double opening timber and glazed French doors leading out to the rear garden, further large timber and glazed casement window to the front elevation, power points, wall light fittings, exposed ceiling timbers, radiator.

#### KITCHEN/BREAKFAST ROOM19'7 x 14'8 (5.97m x 4.48m)

A lovely size country style kitchen with part vaulted ceiling, there is a mix of granite and solid wood working surfaces that incorporate a butler sink, inset 4 ring electric hob with extractor over and oven below that is a companion to the Rayburn, a range of base and wall wooden cupboards to include glazed display cabinets and shelved cabinets, space for dishwasher, washing machine and tumble dryer. The kitchen is split level and is divided by open studwork and a step up to the Rayburn and built in dresser and cabinet opposite with feature wine rack. There are many exposed ceiling timbers, stone tiled flooring, part tiled walls, large dual aspect timber and glazed casement windows to the rear gardens, timber door to the rear garden, radiator, power points, ceiling spotlights.

The turning staircase to the first floor is exposed original timber, timber and glazed window half way up to the side elevation.

#### FIRST FLOOR LANDING 16'9 x 3'2 (5.12m x 0.97m)

Lovely bright landing with large timber and glazed window overlooking the rear garden, exposed ceiling timbers, radiator, power point, doors to three bedrooms and family bathroom, further original latch door to second floor and bedroom 3.





#### BEDROOM (2) 15'2 x 9'10 (4.62m x 3.0m)

A double bedroom with feature curved wall, a closed original fireplace, built in double wardrobes and further built in single wardrobe with storage cupboard over, exposed ceiling timbers, large timber and glazed casement window to the front elevation, power points, ceiling light fitting, radiator.

#### BEDROOM (4) 15'5 x 7'5 (4.71m x 2.26m)

A delightful single bedroom having large timber and glazed window to the front elevation, exposed ceiling timbers, radiator, power points.

#### MASTER BEDROOM 12'8 x 10'9 > 8'9 (3.86m x 3.27m > 2.68m)

Charming double bedroom having built in storage cupboard, exposed ceiling timbers, large timber and glazed casement window to the front elevation, ceiling light fitting, power points, radiator.

#### FAMILY BATHROOM

Pretty bathroom having wood panel enclosed bath with shower attachment over, low level WC with hidden cistern, vanity wash hand basin with shaver point, storage cupboard under, fully tiled walls, exposed ceiling timbers, timber and glazed window to the rear elevation, radiator with heated towel rail, storage cupboard.

Again, a turning staircase with exposed timbers to bedroom 3, has a small radiator.

#### BEDROOM (3) 23'8 x 10'11 (7.22m x 3.34m)

This atmospheric bedroom is in the attic conversion and has restricted headroom. It is divided into two by exposed studwork and is split level. There are an abundance of exposed timbers to include two large cross beams, there are two timber and glazed casement windows to the side and front elevations and a further roof light, inset ceiling spotlights, radiator, storage cupboard housing the water cylinder, eaves storage cupboards, attractive exposed brick chimney breast, feature panel of exposed lathe and plaster, BT phone socket.

#### **OUTSIDE**

To the front of the property is a gravel driveway providing off road parking for a number of cars, an attractive brick arch and side gate gives access to the rear garden and the detached barn. The garden is a real feature of the property and is very well established with many shrub borders and specimen trees, it is a lovely size including a large open lawn for playing. The boundaries are of mature trees and hedging to one side and timber panel fencing to the other and the rear boundary has a stunning view of the open countryside. There is an attractive seating area and terrace. The garden is accessed from French doors from the lounge and door from the kitchen/breakfast room.

















