



Toldish Hall Road | Great Maplestead, Halstead , Essex, CO9 2QZ



Features

- Recently Renovated
- Highly Regarded Village Location
- Private Driveway
- Unique Individual Property
- Set In Approximately 1.75 Acres (sts)
- Woodland & Extensive Lawns
- Historic Foundations Provide Development Opportunity (stp)

This unique property is situated within approximately 1.75 acres (sts) and has been recently refurbished by the current owners. Located in the highly regarded and sought after village of Great Maplestead the property boasts a wealth of accommodation and potential to redevelop historic foundations (stp).



THE PROPERTY

St Marys is an impressive property set within approximately 1.75 acres (sts), the accommodation is approached via a private drive which is shared with three other properties. Upon approaching St Marys the drive splits into two, straight ahead providing a small parking area, to the right a large shingled drive providing access to the garage/workshop, the historic footings and vehicular access to the gardens.

The accommodation commences with an impressive entrance hall leading off to the wc, boot room, utility room with plumbing and space for washing machine and tumble dryer. Opening into the large kitchen/diner.

The modern and recently fitted kitchen diner is impressive and benefits from views and access via patio doors into the rear gardens/woodland. A range of modern fitted wall and base units boast a four ring induction hob with extractor over, inset one and a quarter bowl sink, integral dishwasher, single oven with combination microwave oven over and space for an American style fridge/freezer.

Steps down into the sitting room, with a stunning wood burning stove and sliding patio doors opening out onto the side patio and garden.

The impressive galleried landing leads off to the bedrooms, shower room and eves storage. Both the master bedroom and second bedroom benefit from walk in wardrobes with the master bedroom boasting an ensuite bathroom comprising bath with taps over, concealed wc and wash hand basin with vanity unit under.

The grounds of the property to the rear comprise extensive lawned areas enclosed by a historic red brick wall and fencing. There is a mature wooded area to the rear of the property providing a fantastic space for wildlife with a plethora of tree species. The patio area to the side of the property provides a fantastic space for outside entertaining.

GARAGE/WORKSHOP/STUDIO

There is a timber built garage/workshop and studio to the front of the property. Connected with power and lighting this space offers a great space for storage of vehicles or workshop space. Within this space is also a separate studio which is used by the current owners as a place to run a photography business.





FOOTINGS

There are historic footings in the grounds of the property which we understand are the remains of an outbuilding of the former nunnery which sat on the site. These provide huge potential via a potential redevelopment into ancillary accommodation, adding to the main accommodation or workshop/garage. (subject to the relevant planning permissions)

ENTRANCE HALL

KITCHEN/DINER

21' 4" x 13' 6" (6.5m x 4.11m)

SITTING ROOM

17' 10" x 10' 1" (5.44m x 3.07m)

UTILITY ROOM

6' 4" x 4' 9" (1.93m x 1.45m)

BOOT ROOM

6' 9" x 6' 7" (2.06m x 2.01m)

WC

6' 8" x 5' (2.03m x 1.52m)

LANDING

BEDROOM ONE

12' 1" x 10' 10" (3.68m x 3.3m)

BEDROOM TWO

12' 2" x 9' 3" (3.71m x 2.82m)

BEDROOM THREE

8' 10" x 7' 4" (2.69m x 2.24m)

ENSUITE

8' 11" x 5' 11" (2.72m x 1.8m)

SHOWER ROOM

8' 11" x 6' (2.72m x 1.83m)

AGENTS NOTE

Council Tax Band - D

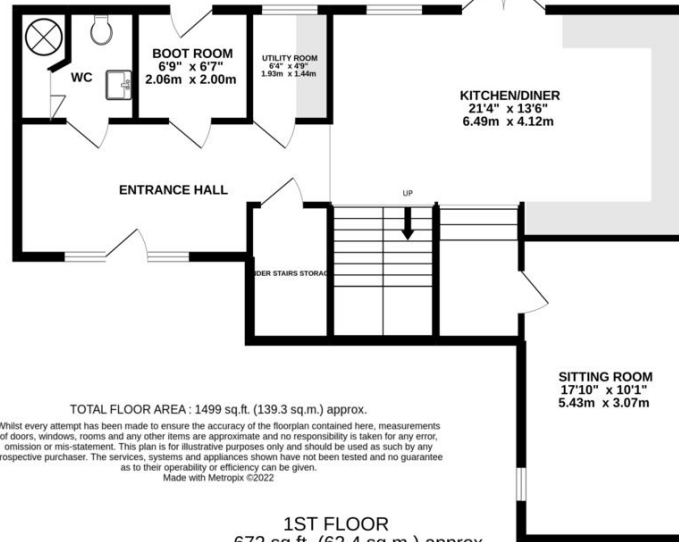
EPC Rating - TBC

Tenure - Freehold

Services - Electric Heating, Septic Tank Drainage, Water, Electric



GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.

