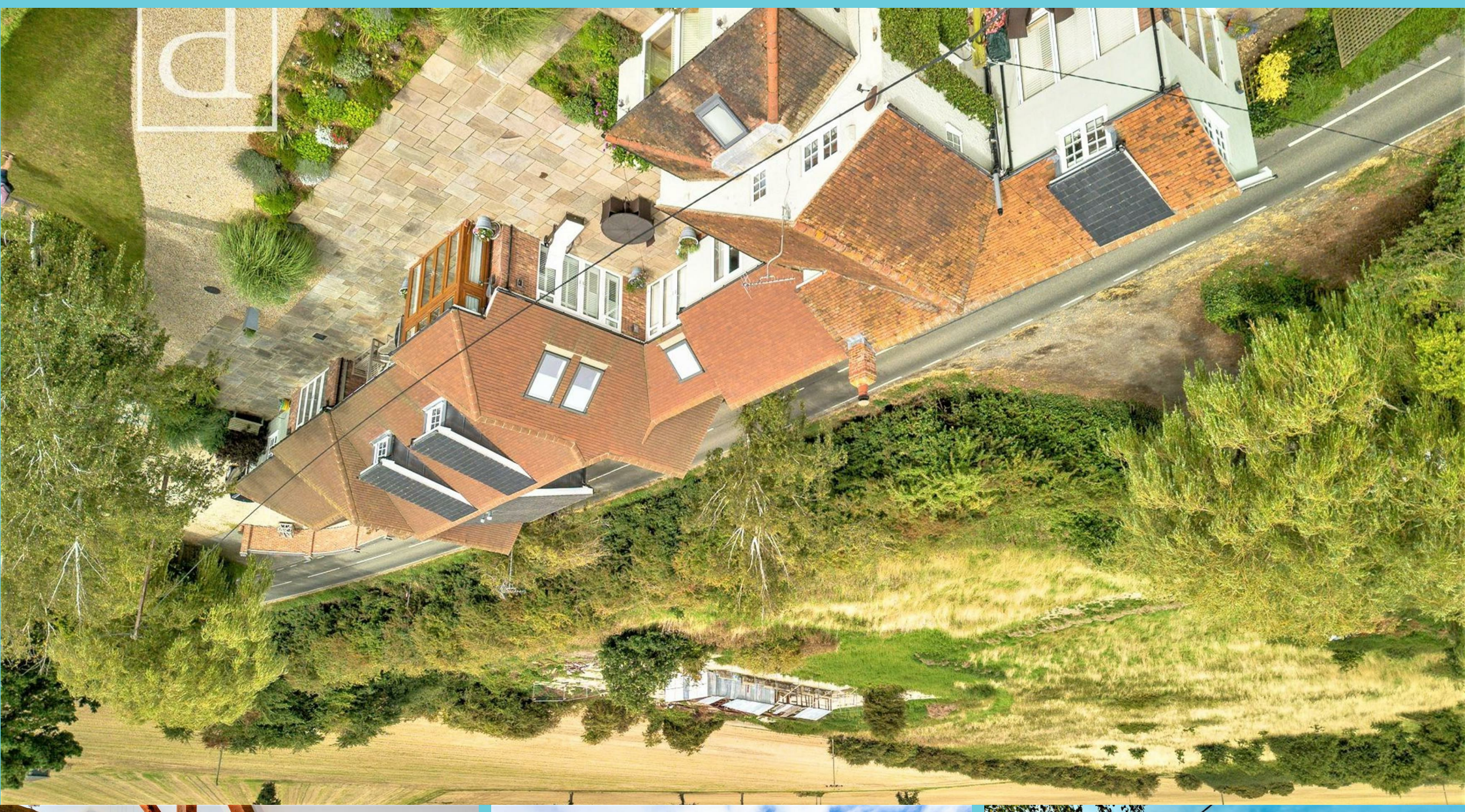
PAVEYS
ESTATE AGENTS

Holly Tree Cottage, Little Clacton Road

Great Holland, CO13 0ET

Offers in excess of £850,000 Freehold















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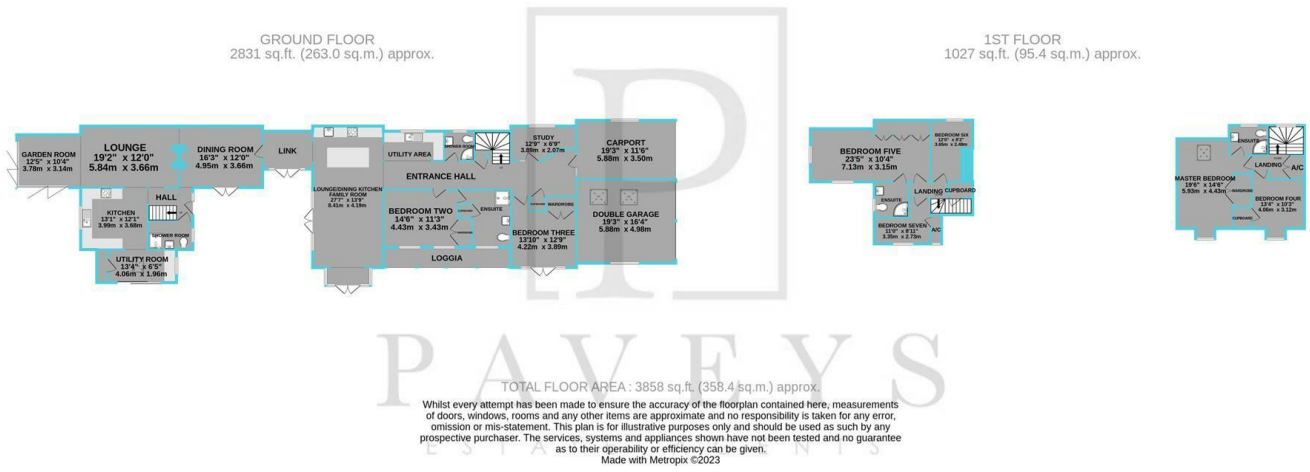
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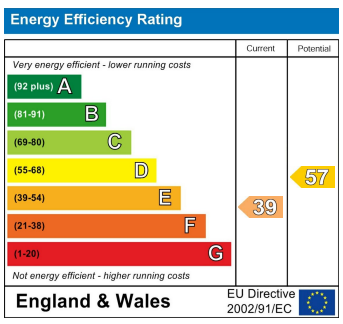
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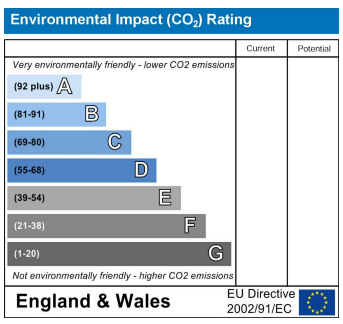
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NO ONWARD CHAIN! Holly Tree Cottage is a UNIQUE SEVEN BEDROOM DETACHED FAMILY HOME with BEAUTIFUL ESTABLISHED GARDENS and COUNTRYSIDE VIEWS located in the semi rural village of Great Holland. The original three bedroom cottage dates back to the 17th century and offers a wealth of original features along with two reception rooms with log burner, garden room, kitchen, breakfast room/utility, modern shower room and two shower rooms. The property was then extended by the current owners in 2016 with the addition of further modern living accommodation which includes a stunning lounge/dining/kitchen/family room with vaulted ceiling and beams, two ground floor bedrooms, en-suite shower room, first floor master bedroom suite, study, utility area and a very economical heat source pump. The whole property offers an impressive 3858 sq.ft of accommodation which is beautifully presented throughout and if need be, could be utilised as two separate dwellings. The gardens are beautifully tendered with a large sweeping driveway, ample off road parking, double garage and carport. Great Holland is a small community located on the outskirts of Frinton-on-Sea and has its own Ship Inn Community Pub, village hall and nature reserve. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys today to arrange your appointment.









Holly Tree Cottage, Little Clacton Road

Great Holland, CO13 0ET

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ENTRANCE HALL
Solid wood entrance door, porcelain tiled flooring, underfloor heating, smooth ceiling, spotlights, stair flight to First Floor, built in cupboard housing water softener.

STUDY 12'9 x 6'9 (3.89m x 2.06m)
Double glazed window to rear, glazed door and side panel to Entrance Hall, porcelain tiled flooring, underfloor heating, smooth ceiling, spotlights, telephone point.

CLOAKROOM/SHOWER ROOM
Modern white suite comprising WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, wood effect porcelain tiled flooring, under floor heating, smooth ceiling, spotlights, part tiled walls, shaver point, chrome heated towel rail.

LOUNGE/DINING KITCHEN FAMILY ROOM 27'7 x 13'9 (8.41m x 4.19m)
Double glazed full height windows and doors to front aspect, double glazed full height windows and doors to side with fitted shutters, smooth and vaulted ceiling with beams, electric double glazed Velux windows to ceiling, spot lights, wood effect porcelain tiled flooring, underfloor heating, TV point.

Kitchen: Modern high gloss over and under counter units and island unit, Quartz worktops and upstands, stainless steel sink and mixer tap. Neff turn and tilt oven, Neff microwave oven, integrated fridge freezer, integrated dishwasher, induction hob with extractor hood over, tiled splash back, under unit lighting, open access to to Utility Area.

UTILITY AREA
Modern high gloss over and under counter units and island unit, Quartz worktops and upstands, stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer. Double glazed window to front, tiled splash back, under unit lighting, wood effect porcelain tiled flooring, underfloor heating, smooth ceiling, spot lights.

BEDROOM TWO 14'6 x 11'3 (4.42m x 3.43m)
Two double glazed windows to front, porcelain tiled flooring, underfloor heating, smooth ceiling, spotlights, built in wardrobe, door to En-Suite Wet Room.

EN-SUITE WET ROOM
Large wet room with white suite comprising low level WC, wall mounted wash hand basin and wall mounted shower. Double glazed window to front, porcelain tiled flooring with underfloor heating, part tiled walls, smooth ceiling, spotlights, wall mounted mirror with light above, shaver point, built in cupboard, chrome heated towel rail.

BEDROOM THREE 13'10 x 12'9 (4.22m x 3.89m)
Double glazed windows and full height side panels to rear leading to the garden, porcelain tile flooring, underfloor heating, smooth ceiling, spotlights, built in wardrobe.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to rear, fitted carpet, built in airing cupboard.

MASTER BEDROOM 19'6 x 14'6 (5.94m x 4.42m)
Double glazed Velux window to rear, double glazed window to front with beautiful countryside views, fitted carpet, smooth ceiling, built in wardrobe, door to En-Suite Shower Room, door to eaves storage, radiator.

EN-SUITE TO MASTER BEDROOM
White suite comprising low level WC, vanity wash hand basin and enclosed shower. Double glazed window to rear, tiled flooring, smooth ceiling, chrome heated towel rail.

BEDROOM FOUR 13'4 x 10'3 (4.06m x 3.12m)
Double glazed window to front, fitted carpet, smooth ceiling, fitted wardrobe, built in cupboard, radiator.

LINK
Double glazed French doors and full height side panels to rear garden, fitted shutters, double glazed Velux window to rear, vaulted ceiling, porcelain tile flooring, smooth ceiling, door to:

ENTRANCE HALL
Glazed hardwood entrance door and glazed full height panel to side aspect, wood flooring, smooth and coved ceiling, spotlights, stair flight to First Floor, under stairs cupboard, radiator.

CLOAKROOM/SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin with matching cupboard and double walk in shower with glass screen and rainfall shower head. Double glazed window to rear, tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spotlights, chrome heated towel rail.

DINING ROOM 16'3 x 12' (4.95m x 3.66m)
Double glazed double doors to rear patio, double glazed window to front, porcelain tile flooring, smooth and vaulted ceiling, feature beam, wall lights, beautiful central fireplace with red brick hearth and wood burning stove, open access to Lounge, open access to Entrance Hall, wall lights, radiators.

LOUNGE 19'2 x 12' (5.84m x 3.66m)
Double glazed window to rear, wood flooring, beautiful central fireplace with red brick hearth and wood burning stove, step and open access to Garden Room, open access to Kitchen, fireplace recess, wood flooring, wall lights, TV point, radiator.

GARDEN ROOM 12'5 x 10'4 (3.78m x 3.15m)
Two sets of aluminium bi fold doors to the rear garden, fitted bi fold shutters, wood flooring, underfloor heating, smooth ceiling, wall lights.

KITCHEN 13'1 x 12'1 (3.99m x 3.68m)
Shaker style over and under counter units, wooden worktop, inset which ceramic sink with mixer tap. Built in double oven, Bosch induction hob with extractor hood over, space for freestanding dishwasher, space for American style fridge freezer, larder cupboard. Double glazed window to side, smooth ceiling with beams, spotlights, tiled splash backs, under unit lighting, open access to Breakfast Room/Utility Room.

BREAKFAST ROOM/UTILITY ROOM 13'4 x 6'5 (4.06m x 1.96m)
Double glazed window to side, double glazed roof lantern, double glazed sliding patio doors to rear garden with fitted shutters. Under counter units housing washing machine and fridge with wooden worktop over. Built in cupboard housing Worcester floor standing oil boiler (not tested by agent), wood flooring, smooth ceiling, spot lights.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, built in cupboard.

BEDROOM FIVE 25'5 x 10'4 (7.75m x 3.15m)
Double glazed windows to rear and side aspects, fitted carpet, spotlights, door to En-Suite Shower Room, extensive range of fitted wardrobes, radiator.

EN SUITE SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

BEDROOM SIX 12' x 9'2 (3.66m x 2.79m)
Double glazed window to rear, fitted carpet, smooth ceiling, spot lights, radiator.

BEDROOM SEVEN 11' x 8'11 (3.35m x 2.72m)
Double glazed window to front, fitted carpet, smooth ceiling, built in airing cupboard, radiator.

THE GARDENS
The property is surrounded by approaching an acre of beautifully tendered gardens which are mainly laid to lawn with a vast array of established borders including trees, flower and shrubs along with paved and gravel borders and beds. To the front of the property is a generous gravel driveway providing ample off road parking which extends to the rear of the property giving access to the Carport and Double Garage. To the rear of the property is a beautiful Loggia feature pond, summer house with power and light, two timber sheds, cesspit and log store along with an extensive patio area with flower borders and gated access to open farmland.

CARPORT 19'3 x 11'6 (5.87m x 3.51m)
Double glazed Velux style windows, pitched and tiled roof, integral door to Entrance Hall, power and light connected (not tested).

DOUBLE GARAGE 19'3 x 16'4 (5.87m x 4.98m)
Two up and over doors, pitched and tiled roof, double glazed Velux style windows, double glazed window to side, power and light connected (not tested).

AGENTS NOTES
We are advised by the vendor that the newer part of the property has the benefit of an economical heat source pump.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed
The property is connected to electric, oil, mains water, sewerage and has a cesspit.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact