PAVEYS
ESTATE AGENTS

Ivy Cottage, Little Clacton Road

Great Holland, CO13 0EY

Guide price £1,000,000 Freehold















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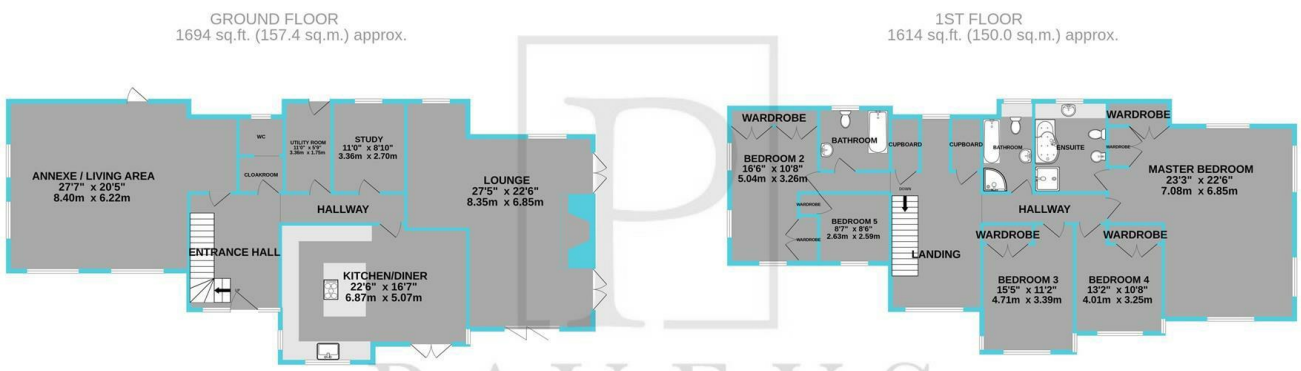
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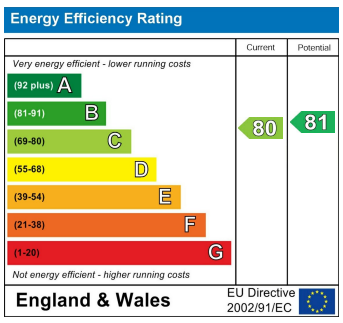
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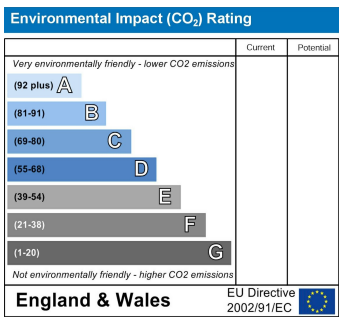
GUIDE PRICE £1,000,000-£1,100,000

Nestled in the pretty village of Great Holland and enjoying an elevated position overlooking the surrounding countryside is this ELEGANT DETACHED HOUSE on a plot approaching 1.3 of an acre of private gardens. "Ivy Cottage" boasts an impressive 3308 sq ft of bright and airy accommodation filled with character features including a stunning Inglenook fireplace with woodburning stove and ceiling beams. Other key features include a large kitchen diner, master bedroom with ensuite bathroom, vaulted ceiling and wonderful far reaching views, a further four bedrooms and two bathrooms. The ground floor of the property has recently been extended by converting the garage into additional versatile living space with floor to ceiling picture windows. Set on a plot of established, landscaped gardens with gated driveway, this charming property provides ample space for outdoor activities, gardening, or simply enjoying the beauty of nature. The well-maintained gardens enhance the overall appeal of the house, creating a welcoming and relaxing atmosphere. If you're looking for a charming retreat in a peaceful location with beautifully landscaped gardens and gorgeous countryside views, this property in Great Holland is the perfect choice. Call Paveys to arrange your appointment to view.









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ENTRANCE HALL
Newly installed double glazed aluminum door and full height panels to front aspect, oak flooring, smooth ceiling, stair flight to First Floor, radiator.

SITTING ROOM/ANNEXE/STUDY 27'7 x 20'5 (8.41m x 6.22m)
Formerly the garage, part converted into a large versatile living space. Two sets of aluminum double glazed full height picture windows to front, two double glazed windows to side, aluminum double glazed door to rear, concrete floor, power and light, wall mounted Ideal Logic boiler (not tested by Agent).

KITCHEN DINER 22'6 x 16'7 (6.86m x 5.05m)
Extensive range of over and under counter units, large central island unit with breakfast bar, double full height pantry cupboard, Quartz work tops and upstands, inset ceramic butler sink with Quooker mixer tap, twin Neff Hide & Slide ovens, twin Neff microwave ovens, Faber induction hob with integrated downward extractor, integrated Neff dishwasher, AEG fridge freezer, built in wine fridge and wine rack. Double glazed windows to front and side aspects, double glazed double doors to front patio, ceramic flooring, smooth ceiling, spot lights, under unit lighting, radiator.

LOUNGE 27'5 x 22'6 (8.36m x 6.86m)
Double glazed aluminum bifold doors to front, aluminum double glazed windows to rear overlooking the garden, two sets of double glazed doors to side. Stunning full height inglenook fireplace with slate hearth and inset wood burner, wood flooring, feature beams, wall lights, radiators.

STUDY 11' x 8'10 (3.35m x 2.69m)
Double glazed window to rear overlooking the garden, wood flooring, coved ceiling, radiator.

UTILITY ROOM 11' x 5'9 (3.35m x 1.75m)
Over and under counter units, matching full height unit and shelving unit, wooden work top, stainless steel sink and drainer, built in water softener. Double glazed door to rear, tiled flooring, coved ceiling, tiled splash backs, spot lights, space and plumbing for washing machine, space for tumble dryer, radiator.

CLOAKROOM
tiled flooring, coved ceiling, part paneled walls door to WC.

WC
Traditional white suite comprising of low level WC and pedestal wash hand basin. Double glazed window to rear, tiled flooring, part panelled walls, coved ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
A wonderful spacious landing, dual aspect double glazed windows with garden and countryside views, fitted carpet, loft access, airing cupboard incorporation water tank and racking two built in storage cupboards, radiator.

MASTER BEDROOM 23'3 x 22'6 (7.09m x 6.86m)
Double glazed windows to all aspects affording wonderful countryside views, fitted carpet, vaulted ceiling with beams, fitted double wardrobes, door to Ensuite Bathroom, radiators.

ENSUITE TO MASTER BEDROOM
Five piece white suite comprising of low level WC, bidet, vanity wash hand basin with cupboards beneath, bath with mixer taps and shower cubicle. Double glazed window to rear, vinyl flooring, part tiled walls, radiator.

BEDROOM TWO 16'6 x 10'8 (5.03m x 3.25m)
Double glazed windows to front and side aspects with garden views, fitted carpet, coved ceiling, three fitted double wardrobes, radiator.

BEDROOM THREE 15'5 x 11'2 (4.70m x 3.40m)
Double glazed windows to front and side aspects with garden and countryside views, fitted carpet, fitted wardrobe, radiator.

BEDROOM FOUR 13'2 x 10'8 (4.01m x 3.25m)
Double glazed windows to front and side aspects with garden and countryside views, fitted carpet, fitted wardrobe, radiator.

BEDROOM FIVE 8'7 x 8'6 (2.62m x 2.59m)
Double glazed windows to front and side aspects with garden and countryside views, fitted carpet, fitted wardrobe, radiator.

BATHROOM ONE
Modern white suite comprising low level WC, vanity wash hand basin, feature freestanding bath and corner shower cubicle. Double glazed window to rear with garden and countryside views, tiled flooring, part panelled walls, spot lights, radiator.

BATHROOM TWO
Suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to rear with garden and countryside views, vinyl flooring, part tiled walls, radiator.

THE GARDENS
The property is set on a generous plot of established gardens which are surrounded by open countryside. The majority of the property is laid to lawn and stocked with a vast array of mature trees, shrubs and hedgerows. There is a generous patio area to the front of the property which is a perfect spot to sit and enjoy the garden and countryside views. The property is approached by a electric gated driveway which leads to the front of the property and ample parking space.

AGENTS NOTES
The property has the benefit of solar panels (owned) for the provision of electricity on a Generation Tariff.
The property has the benefit of a Project EV Car Charger - installed by Sound & Vision of Frinton.
The Vendors have advised that every window in the property was replaced by with aluminium framed windows in 2025.
The Vendors have advised that the boiler is approximately 2 years old.
The Vendors have advised that the fireplace in the Lounge is swept annually.

IMPORTANT INFORMATION
Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and has a septic tank.

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 you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.

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.