



EASEDALE, LUCKING STREET

Great Maplestead, Halstead.

Guide Price £795,000.

DAVID
BURR



Easedale, Lucking Street, Great Maplestead, Halstead, CO9 2RE

Easedale is an imposing Edwardian property enjoying wonderful views over rolling fields, and is situated in an elevated position within this well-regarded village. The property retains fine period detailing throughout to include sash windows, high ceilings, original fireplaces, panelled doors, picture rails and an elegant veranda with curved supports. The property benefits from planning consent for a substantial rear extension, and enjoys well stocked mature gardens. It would be fair to say that the property would benefit from some decorative improvement.

The property is accessed via the impressive veranda, which has a tile floor and glazed and panelled door with window lights above to the reception hall. The original stairs with panelled side and cupboard beneath rise to the first floor with doors off to the principal reception rooms. The drawing room is especially impressive, and has a triple aspect with wonderful views. There is a large bay window to the front elevation, a door to the garden, an attractive carved fire surround with a cast iron grate and decorative tiling. The dining room is on the other side of the reception hall, and provides formal entertaining space, and has a bay window to the front with an integral bench seat, the original carved fire surround and tiled fireplace.

An inner hall has an external door and directly accesses the kitchen/breakfast room which is situated to the rear of the property. The room benefits from a dual aspect with views to the garden, and a door to the terrace. It is fitted with a range of floor and wall mounted units, a one and half bowl sink, an oven and grill with hob over and an extractor hood above. There is plumbing for a washing machine and a water softener. A useful rear lobby provides space for coats and boots and has a large walk-in storage cupboard, adjacent to which is a cloakroom with a vanity unit with 'Corian' top and storage beneath and a matching wc.

The stairs rise to a galleried landing with a window to the side. The principal suite has a dual aspect with wonderful views, and benefits from a range of built in wardrobes, and original fireplace, and has a decorative arch through to a dressing area. The en-suite is tiled to dado height, has 'Karndean' flooring, a sink mounted on a marble plinth, matching wc and large corner shower cubicle. There are three further bedrooms, two of which have built in wardrobes and original fireplaces, along with stunning views. The fourth bedroom is situated to the front elevation. These are served by a refurbished family bathroom which has his and hers sinks in a vanity unit, a 'P' shaped bath with shower over and a decorative vinyl floor.

Easedale is approached via two drives, which lead to a large parking area in front of a substantial garage/workshop building. The drive is flanked by mature herbaceous borders on both sides and a variety of specimen trees. The garden is glorious and distinctly segregated into different areas that comprise formal lawn, entertaining terraces, a walled vegetable garden and an ornate koi pond.

The garden benefits from a south and westerly aspect allowing it to take advantage of the afternoon and evening sun with stunning views on these aspects. There is mature beech hedge to the front, behind which are expanses of lawn which are interspersed with well stocked herbaceous borders, and a variety of fruit trees. There is a substantial south facing terrace providing a superb entertaining area with cleverly planted trees to provide shade and an ornate 'koi' pond with marginal areas.

The outbuildings offer scope for a variety of uses, with the 'L' shaped garage/workshop having an adjacent storage building, beyond which is a useful and spacious home office. To the side is a superb studio, currently used as a storage building, and has a vinyl floor, two velux windows and the original restored hand pump for the well. Behind this is the storage building for the oil tank.

To the north side is a beautiful walled garden which has a south facing aspect, raised vegetable beds and a substantial glasshouse on a brick plinth.

Agents notes:

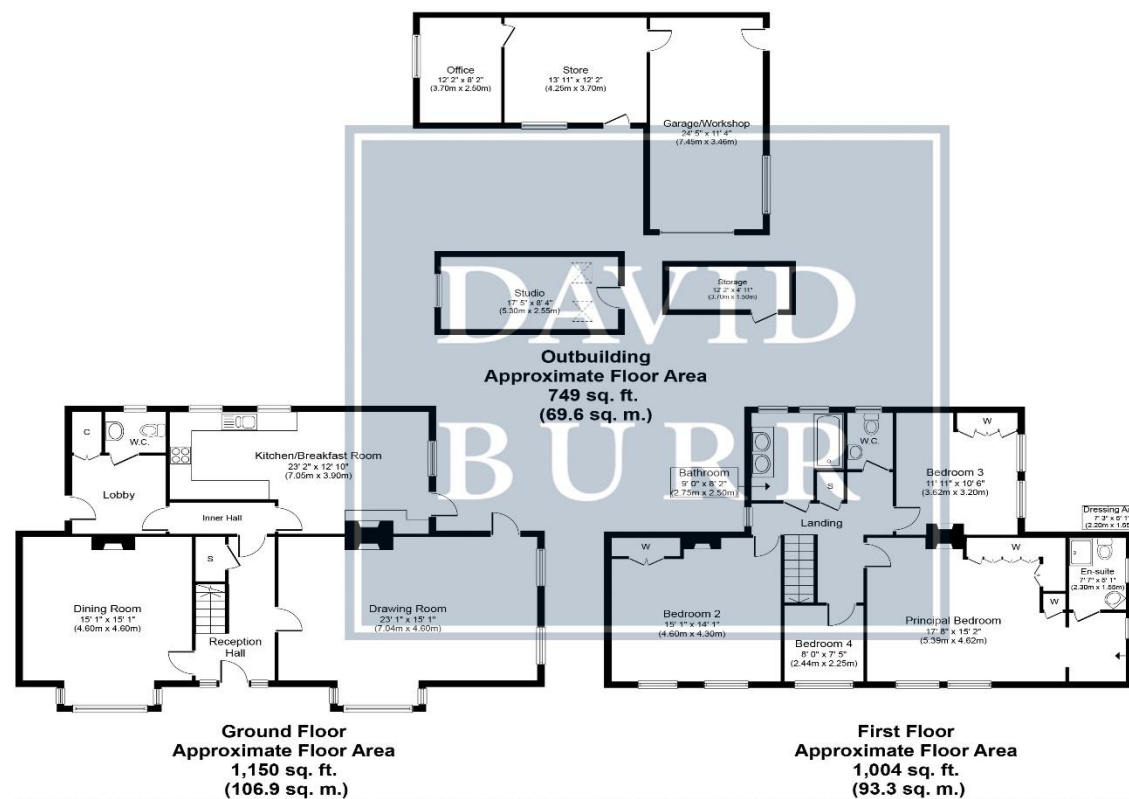
The property benefits from planning permission for a substantial extension to the rear. The foundations have been constructed, and the planning is in perpetuity. Reference 07/00322/FUL.

There are photovoltaic panels on the outbuilding roof.

Location

Great Maplestead, which in the past has been awarded Best Kept Village in Essex, is undeniably attractive and thriving village with a good community feel and local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.





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 private drainage.

Oil fired heating to radiators. EPC rating: F. Council tax band: G.

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

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

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.

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