



North Street, Southminster CM0 7TR  
£499,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Located in the picturesque village of Tillingham well known for its gorgeous village green and church, regularly painted by local and visiting artists. The village has two public house/restaurants, doctors surgery and an infants school, for your shopping needs and a railway station, Southminster is only 4.2 miles and Burnham On Crouch 7.2 miles. This very eye appealing weatherboarded three bedroom detached cottage ON A SUPER QUARTER OF AN ACRE PLOT.

The ground floor consists of a spacious lounge with many of the original features which are prominent throughout the property, sitting room with open fireplace and log burner, large dining room again with fireplace, cottage kitchen, bathroom and cloakroom. The first floor has three good size bedrooms with bedroom three interconnecting with bedroom one via a door way.

PLEASE NOTE EXTERNALLY THERE IS A LARGE DETACHED TWO STOREY OUT BUILDING, this has a room on the ground floor with a kitchen/utility room and cloakroom w/c and one large room upstairs, this could potentially offer an excellent annexe or similar. There is also a large detached garage/work shop with above loft space and courtyard seating area, leading on to the main garden.

The majority of the garden is laid to lawn with mature trees and shrubs and to the front the property has its own drive leading to the garage as mentioned.

### Entrance door and lounge

22'1 x 14'5

This door would have been the original main entrance door but they current vendors tend to use the rear door. This room is a very spacious one and as with the cottage throughout, has many of its original features. The fireplace would originally have been open to this and the sitting room and could potentially be reinstated. Solid oak flooring, wall mounted electric heater and dual bow windows to the front, window to the side and original exposed wooden beams.

### Sitting room

12'5 x 12'2

This is a lovely cosy room with an open fireplace and cast iron log burner and cupboard to one side, tiled flooring that also runs into the dining room along with underfloor heating. Exposed original beams, floor to ceiling open beams and opening to the dining room, tv point and bow window to the front.

### Dining room

16'1 x 8'3

Another really good size room with another open fireplace, tiled flooring continuing from the sitting room, dual windows and door to the rear. Doors to the stairs and first floor and the kitchen.

### Kitchen

16'4 x 9'5

The kitchen is as you would expect cottage style suiting the overall character of this property. There are a range of solid oak base units and drawers with part solid oak and solid beech work surfaces over. Inset white sink and drainer, inset electric hob, integrated dish washer and fridge and freezer, electric AGA oven. Walk in larder with power and light, tiled flooring and a window to one side and door and window to the opposite side, door to the inner hallway, bathroom and cloakroom/w/c.

### Inner hallway

Built in cupboard, door to bathroom and cloakroom/w/c.

### Cloakroom/w/c

Close coupled w/c, hand wash basin, tiled flooring and expel air.

### Bathroom

Tiled flooring and part tiled walls, over size air jet spa bath with lights, walk in shower cubicle, pedestal hand wash basin with above mirror plinth and down lighting. Heated towel rail, expel air, loft access and windows to the rear and side.

### Stairs and landing

Solid oak stairs and landing.

### Bedroom one

15'9 x 10'4

In size this is the main bedroom PLEASE NOTE this interconnects into bedroom three via a door. This room is above the kitchen and part of the bathroom so with the correct advice an en-suite potentially could be fitted. Two fitted double wardrobes, wall mounted electric heater and windows to the side and rear.

### Bedroom two

11'5 x 11'4

Another good size double room with an original cast

iron fireplace and built in wardrobe space to one side. Wall mounted electric heater and a window front and side.

### Bedroom three

11'5 x 9'8

As mentioned interconnecting via a door to bedroom one and again a nice size double room. Original cast iron fireplace with wardrobe to one side and wall mounted electric heater.

### Rear garden

The plot is a superb quarter of an acre and commences with a lovely enclosed courtyard which extends with an above pergola along side the double garage and out building. The main garden is laid to lawn with established trees and shrubs, green house and shed and is nice and private.

### Two storey detached outbuilding

As we have paid reference to this could potentially offer a great annexe, office work space or similar. The ground floor has a room with a slate tiled floor, window and door to the front and stairs to the first floor. Door to a cloakroom/w/c which has a close coupled w/c, hand wash basin and expel air.

Adjacent to this is a kitchen/utility room with white base units and solid oak work tops, plumbing for washing machine, space for fridge and freezer, slate tiled flooring and a window to the front.

First floor.

This is a large room and of course the footprint of below, wall mounted electric heater and window to the front.

### Double garage/workshop

21'9 x 12'3

The garage is detached with double opening doors and has the original character twisted and uneven brick floor, power and light and ladder/stairs to the above storage space.

### Driveway

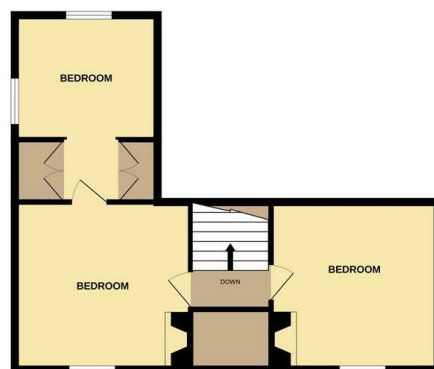
The drive is to the side of the cottage and further opens up into the courtyard via double gates to the garage/workshop.



GROUND FLOOR



1ST FLOOR



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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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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