

FOR SALE

Offers In Excess Of £385,000 Freehold



## 46 Hall Lane, Walton on the Naze, Essex. CO14 8QA

- Grade II Listed
- Four Bedroom Detached Cottage
- Country Style Kitchen
- Four Piece Bathroom
- Ground Floor Cloakroom
- Packed With Original Features
- Front & Rear Gardens
- Close To Sea Front & Local Amenities



## PROPERTY DESCRIPTION

Steeped in History and a Local Landmark of WALTON ON THE NAZE, My Moving Places has the pleasure in offering For Sale this GRADE TWO LISTED FOUR BEDROOM DETACHED THATCHED COTTAGE. Neatly set behind a Picturesque Picket Fence with Parking to the Side this home offers a Quaint Country Garden with the added benefit of being just off the Sea Front. Internally you step through the Front door into a Lobby Area with the Dining Room and Cloak Room to the Right and to the Left the Lounge and Inner Hall leading to the Master Bedroom, Family Bathroom and Modern Country Kitchen. There are Two Staircases, the First leading to the Second Bedroom above the Dining Room with the Second set leading to Bedrooms Three and Four. This home is packed with original beams, Inglenook Fireplace and many other features. It is believed the cottage (originally built as three smaller dwellings) is more than 300 years old and even served once as a Bakery. Externally the well stocked Garden wraps around the cottage with a wealth of Fruit Trees, Plants and Shrubs with access to the Store where it is believed the Bakery Kitchen would have sat. Access to the Garden is from either the Lounge or through the Stable door in the Kitchen. There is Off-Road Parking for at least Two Vehicles and potential to Build a Garage and Extend the Driveway (STPP). A viewing of this unique home is essential to appreciate the deceptive amount of space this Chocolate Box Cottage has to offer, the Beautiful Gardens it sits within and its location to the Sea.



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE LOBBY

Quarry tiled flooring, smooth ceiling. Dining Room to the right, Lounge to the left.

### DINING ROOM

16' 2" x 15' 0" (4.93m x 4.57m) Windows to front aspect and sash window to rear aspect, wood flooring, Inglenook fireplace with electric log burner, stairs to first floor, radiator. Door to Cloakroom.

### CLOAKROOM

Low level WC and wall mounted wash hand basin, stained glass window to rear aspect, extractor fan, quarry tile flooring, smooth ceiling, radiator.

### LOUNGE

16' 7" x 15' 8" (5.05m x 4.78m) Window to front aspect, French doors to rear garden, door to Inner Hall, feature Inglenook fireplace with electric log burner, stairs to first floor, wood flooring, radiator.

### INNER HALL

Quarry tiled flooring, doors leading to Master Bedroom, Bathroom and Kitchen.

### MASTER BEDROOM

10' 6" x 9' 4" (3.20m x 2.84m) Window to front aspect, wood flooring, smooth ceiling, radiator.

### BATHROOM

8' 1" x 7' 5" (2.46m x 2.26m) Suite comprising low level WC, pedestal wash hand basin, raised roll top slipper bath with chrome feet and free standing mixer taps with shower attachment, corner shower cubicle with mains shower. Stained glass window to side aspect, wood flooring, smooth ceiling inset spot lights, radiator.

### KITCHEN

15' 6" x 6' 4" (4.72m x 1.93m) Range of base, drawer and eye level units, wood block work surface, ceramic butler sink with mixer taps and drainer, space for fridge/freezer, space for a duel range cooker with extractor hood over, space and plumbing for washing machine, cupboard housing wall mounted combination boiler. Two windows to side and rear aspects, quarry tiled flooring, stable door to side, smooth ceiling, radiator.

## FIRST FLOOR

### BEDROOM TWO

16' 4" x 9' 6" (4.98m x 2.90m) Accessed via its own staircase from the Dining Room. Windows to side and rear aspects, built in wardrobe, fitted carpet, vaulted smooth ceiling, radiator.

### LANDING

Stairs from Lounge, storage cupboard, fitted carpet. Doors to Bedrooms Three and Four.

### BEDROOM THREE

Dormer window to front aspect, built in wardrobe, fitted carpet, smooth ceiling, radiator.

### BEDROOM FOUR

10' 5" x 8' 0" (3.17m x 2.44m) Window to side aspect, fitted carpet, smooth ceiling, radiator.

## EXTERIOR

### FRONT GARDEN

Surrounded by white picket fencing laid to lawn with flower beds. Pathway leading to wooden front door. Gravelled driveway to left side of the property with space for at least two cars. Access to rear via side gate.

### REAR GARDEN

From the Lounge, three steps up to the large flag stone patio area with fishpond and store, remainder laid to lawn with mature trees, flowers and shrubs. Two sheds located to the far right hand side. Picket fence with gated archway leading to the second part of the garden, again well stocked with many attractive flowers, shrubs and trees. Access to store, believed to have formed a Bakery Kitchen now with power and lights, space and plumbing for washing machine and tumble dryer. Pathway giving access to the Kitchen through a stable door leading to gated access to the driveway. This area could be adapted to increase the size of the Driveway and could also allow space for a Garage to be added (subject to planning).

### AGENTS NOTE

The current vendors have advised us the last maintenance done on the roof took place early 2021, the next inspection not due until 2031. The combination boiler was installed August 2021 and is also under warranty.

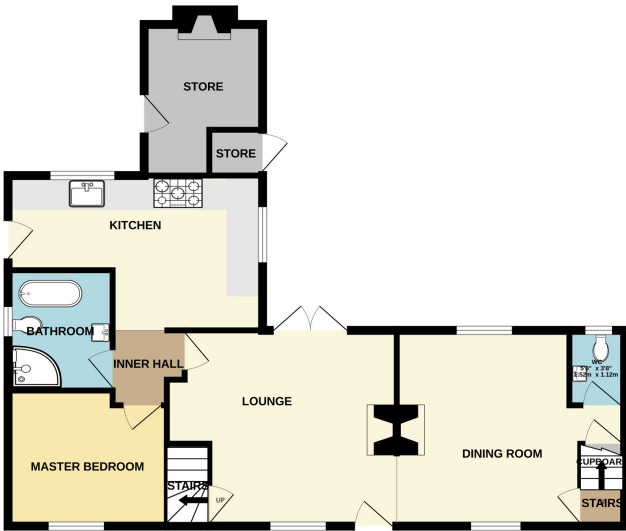


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



HALL LANE

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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Frinton-On-Sea  
 148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
 01255 852929  
 sales@mymovingplaces.com