

Fenn Wright Signature

Haye Cottage, Upper Haye Lane,
Fingringhoe, Essex CO5 7AB







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Essex CO5 7AB

This attractive period detached property with good size grounds, sports court and great entertaining space offered to a high standard, boasting period beams and features in a delightful rural setting.

Haye Cottage has been maintained to a high standard and also incorporates a detached self-contained two bedroom annexe with deck terrace and seating area overlooking neighbouring farmland.

- Wealth of exposed beams and features
- Delightful village location
- Good size plot with attractive grounds
- Four double bedrooms
- Two en-suites
- Lounge with inglenook fireplace
- Detached two bedroom self-contained annexe
- Ample parking & cart lodge
- Sports court
- Firepit seating area

An entrance door leads to a welcoming reception hall with porcelain tiled flooring, exposed beams and stairs to the first floor and gives access to a recently installed stylish ground floor shower room comprising vanity sink, WC, walk-in shower and vertical radiator.

The living room has a superb inglenook fireplace with exposed brickwork with inset cast iron log burner. There are exposed beams and French doors leading to the garden.

The dining room has a brick chimney breast feature with inset log burner and opens to the kitchen which is fitted with a range of attractive units with granite work surfaces, central island incorporating a breakfast bar and storage, butler sink, eye level oven and grill and a Range cooker with extractor over. A stable door leads to a utility room with butler sink, work surfaces, storage, plumbing for washing machine and a door leading to the outside.

The garden room can be accessed from the kitchen and dining room and has a vaulted ceiling and stone flooring with doors leading to the rear garden.

The first floor landing has exposed beams, two storage cupboards and leads to all four bedrooms. Bedroom one has exposed beams, dual aspect windows and features an en-suite bathroom comprising roll-top bath with ball and claw feet, low level WC, vanity sink, double shower cubicle and dual aspect windows.

Bedroom two has an original fireplace and storage cupboard and also features an en-suite with shower cubicle, vanity sink and WC.

Bedrooms three and four both have built-in wardrobes.

The family bathroom comprises a large walk-in shower, panel bath, WC and wash hand basin.


















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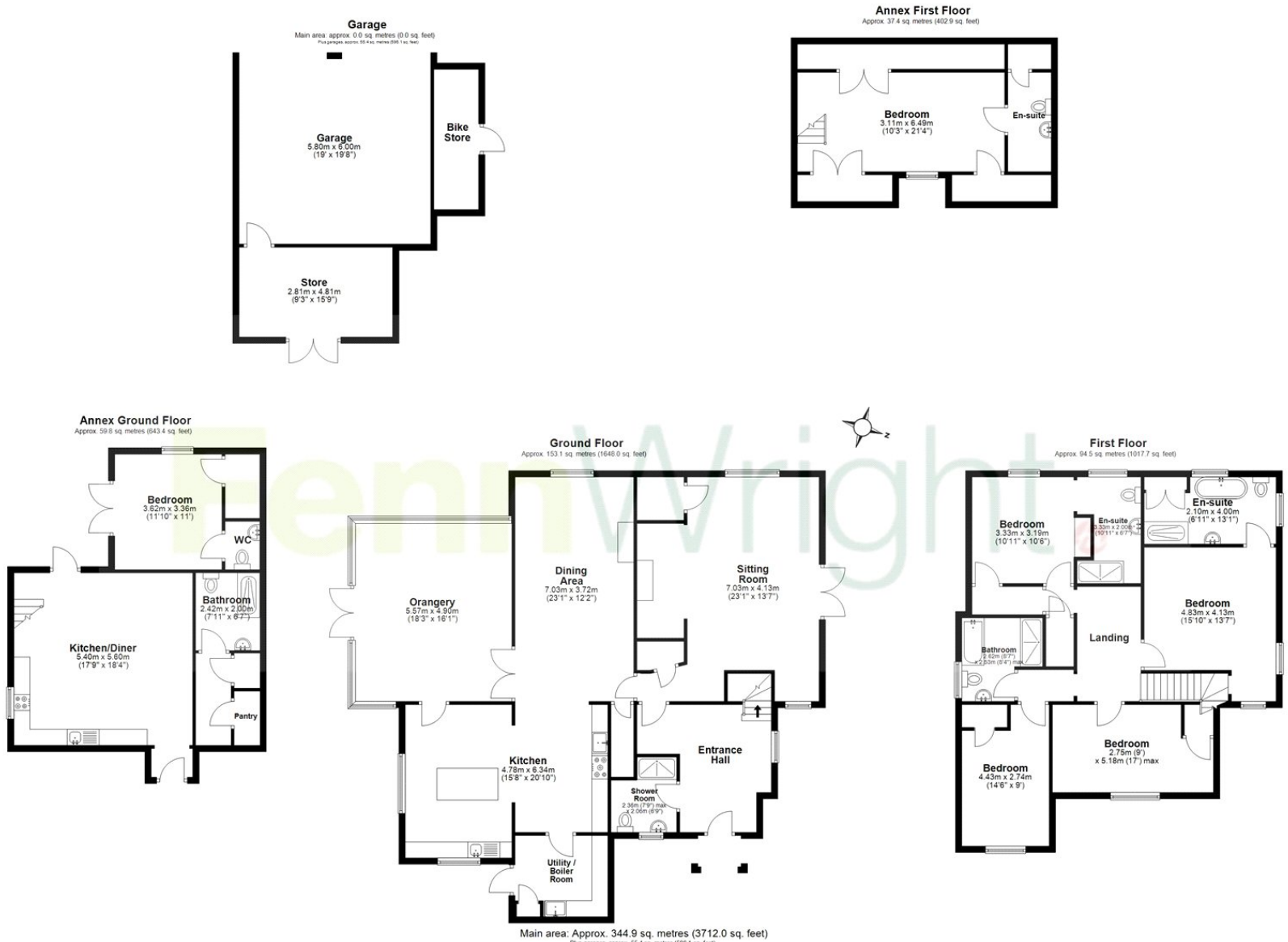












Main area: Approx. 344.9 sq. metres (3712.0 sq. feet)

Plus garages, approx. 55.4 sq. metres (596.1 sq. feet)

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Plan produced using PlanUp.

Haye Cottage, Haye Lane, Colchester

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The Property Ombudsman

Annexe
This separate dwelling has been created to provide a perfect living space and has an open plan living room / kitchen having fitted modern units, built-in oven and hob with extractor over, porcelain flooring, air conditioning unit, stairs to the first floor and a stable door to the rear garden.

An inner lobby has two built-in storage cupboards and leads to a wet room with shower unit, WC, wash hand basin, tiled walls and flooring.

A door from the living area leads to a double bedroom on the ground floor with French doors lead to a deck terrace with views over neighbouring farmland. There is an en-suite cloakroom comprising wash hand basin and WC.

On the first floor is a bedroom / sitting room featuring an en-suite cloakroom with WC and wash hand basin.

Outside
The property is approached by electric remote gates to a shingle driveway providing off-road parking for numerous vehicles and giving access to a double cart lodge, bike store, further storage to the rear perfect for garden furniture. There is an extensive lawn with shingle pathways, outdoor kitchen area incorporating wood fired pizza oven, sunken firepit and seating area and enclosed sports court. There is also an attractive resin patio area adjacent the property.

Location
Haye Cottage is situated in delightful countryside to the south of Colchester. Colchester city centre is a short distance away with shopping facilities for day to day needs.

The A12 can be accessed London bound for the M25 and stations of the city offer services for London Liverpool Street. Mersea Island is a short drive away which is popular with the boating and watersports enthusiasts.

Directions
Please use the postcode CO5 7AB for SatNav.

Important Information
Council Tax Band – E EPC rating – D
Services - We understand that mains water and electricity are connected to the property. The property is served by an air source heat pump and private drainage.
Tenure - Freehold









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