

**oakheart**



£400,000

Offers Over

The Street, Pebmarsh



Set in the heart of the picturesque village of Pebmarsh, this charming Grade II listed thatched cottage offers an exceptional blend of historic character and modern comfort. With its timeless frontage, peaceful setting and thoughtfully extended living spaces, the property presents a rare opportunity to enjoy village life in a truly beautiful home.

The traditional sitting room and separate dining room provide warm, welcoming spaces filled with period charm. The modern single-storey extension enhances the home with a well-equipped kitchen, a bright garden room overlooking the garden and a contemporary bathroom featuring both a walk-in shower and a separate roll-top bath.

Upstairs, two bedrooms offer a calm and cosy feel, each enjoying views over the garden or village surrounds. Throughout, the cottage balances characterful features with practical everyday living.

The generous rear garden is a standout feature, opening onto open farmland and offering stunning far-reaching countryside views. Mature planting, seating areas, timber work sheds and a summer house create a versatile outdoor space perfect for relaxing, entertaining or simply enjoying the tranquillity of the setting.

Private off-road parking for two vehicles adds convenience while maintaining

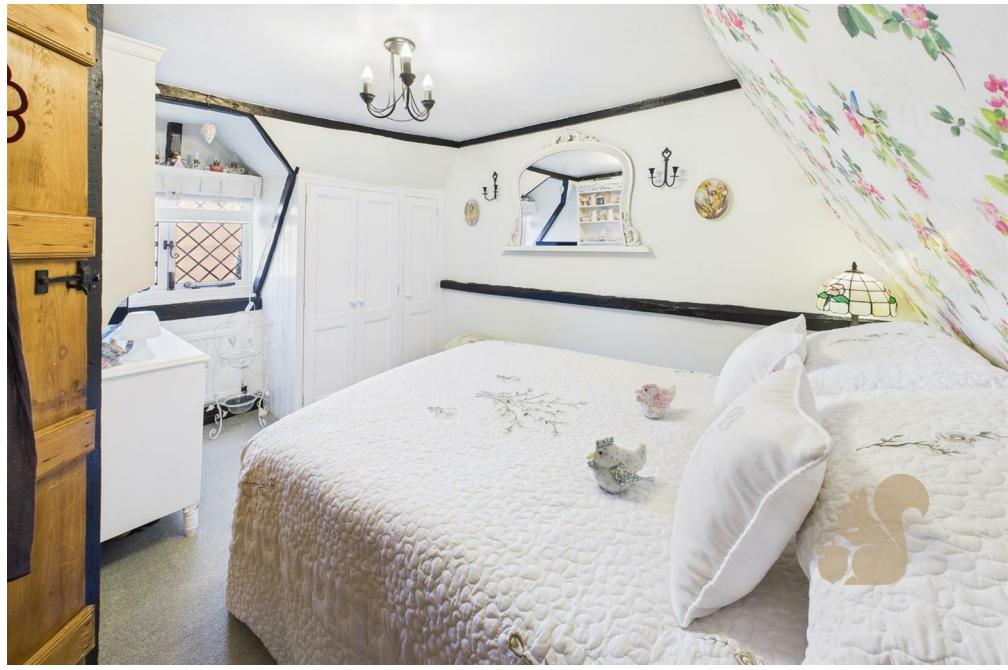
the cottage's peaceful position within the village.

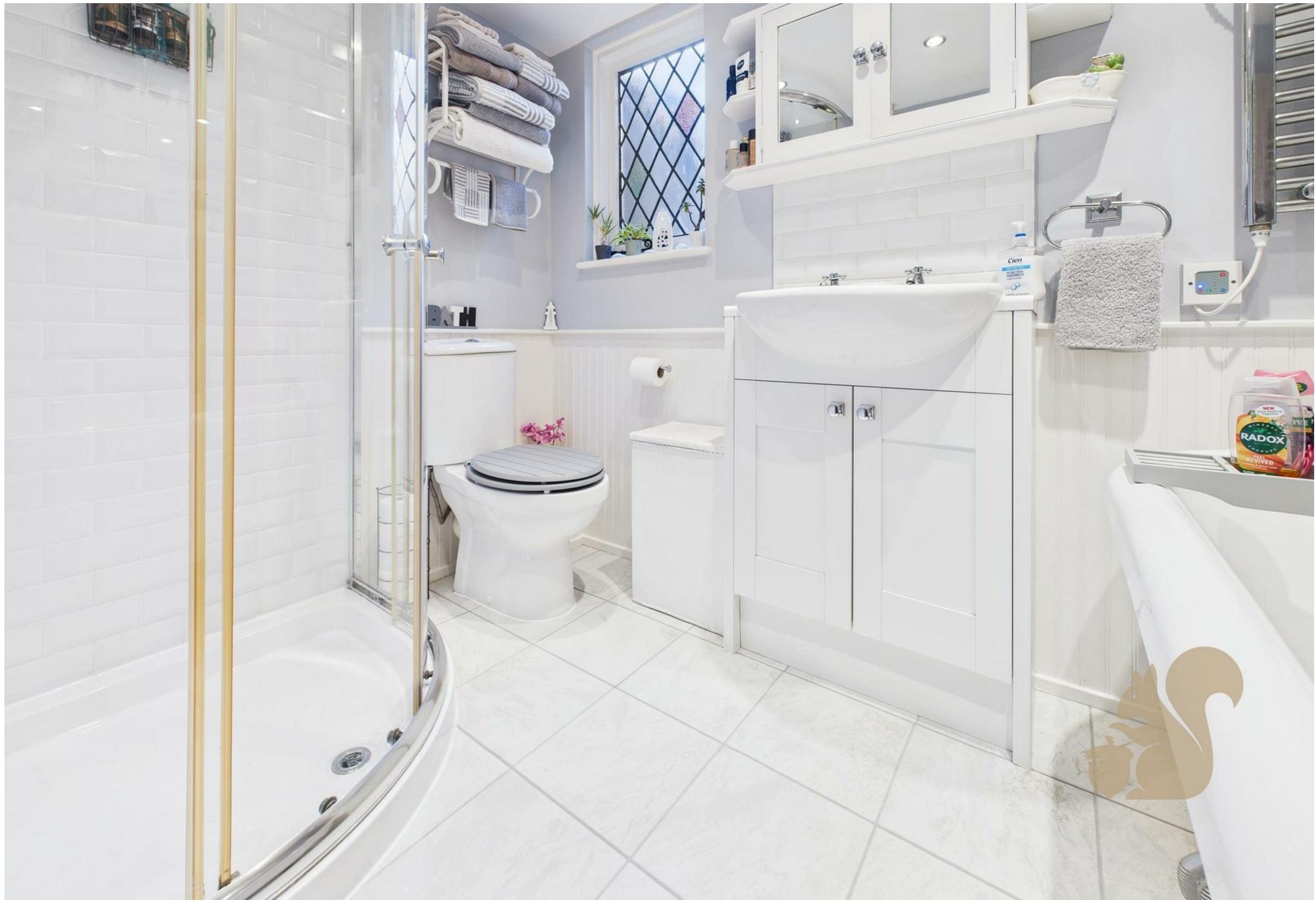
Pebmarsh offers a friendly community atmosphere with a popular local pub, village hall, primary school, play areas and numerous footpaths weaving through the surrounding countryside. Everyday amenities are close at hand, including a local shop and services in the nearby small development.

This delightful cottage offers a wonderful combination of heritage, comfort and rural charm in one of north Essex's most attractive villages.











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