

Paul Mason Associates



The Street, Steeple, CM0 7RH  
£490,000



- Grade II Listed Cottage
- Three Reception Rooms
- Three Bedrooms
- Character Features Throughout
- Double Glazed Windows
- Courtyard and Garden
- Generously Sized Kitchen
- Well Presented Throughout
- Garage and Car Port
- Village Location

This well presented charming property boasts character features throughout with red brick fireplaces and exposed beams and studwork. As you enter the property, there is a entrance porch leading through to the lounge and through to the second reception room/dining room. The inner hallway provides access to the cloakroom and a generous kitchen/breakfast room with plenty of storage and work surface space with the benefit of a separate utility room. Furthermore, there is a four piece family bathroom suite, a third reception room and ground floor bedroom offering versatile accommodation. To the first floor, there is a landing providing access to bedroom two, a cloakroom and bedroom one which benefits from a dressing room.

Externally, to the side of the property is a car port leading to the garage which has partially been converted into a garden/entertainment room with bi-fold doors opening to the rear. There is a beautiful paved courtyard continuing to the main garden area which is laid to lawn with an array of flowers, trees and shrubs throughout plus a decked seating area.

Viewing comes highly recommended to appreciate this Grade II listed house which is located in the small village of Steeple, consisting of less than 500 residents according to the 2021 census and located east of Mayland on the southern side of the Blackwater Estuary within the Dengie Peninsula. The village benefits from many scenic countryside walks, The Star Inn which is a public house, a play field and park, village hall, a listed church dating back to the 12th century, and off Stansgate Road is the Marconi Sailing Club.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

#### Living Room

5.51m x 3.86m (18'0" x 12'7")

#### Dining Room

3.71m x 3.43m (12'2" x 11'3")

#### Inner Hall

3.02m x 1.80m (9'10" x 5'10")

#### Cloakroom

#### Kitchen/Breakfast Room

5.38m x 3.12m (17'7" x 10'2")

#### Utility Room

#### Bathroom

#### Sitting Room

3.71m x 0.23m (12'2" x 0'9")

#### Bedroom Three

4.69m x 2.69m (15'4" x 8'9")

### FIRST FLOOR

#### Landing

3.20m x 2.59m (10'5" x 8'5")

#### Bedroom One

3.81m x 3.78m (12'5" x 12'4")

#### Dressing Room

3.73m x 2.77m (12'2" x 9'1")

#### Bedroom Two

3.86m x 2.69m (12'7" x 8'9")

#### Cloakroom

### EXTERIOR

#### Garage/Workshop

9.40m x 3.10m (30'10" x 10'2")

#### Rear Garden

#### Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

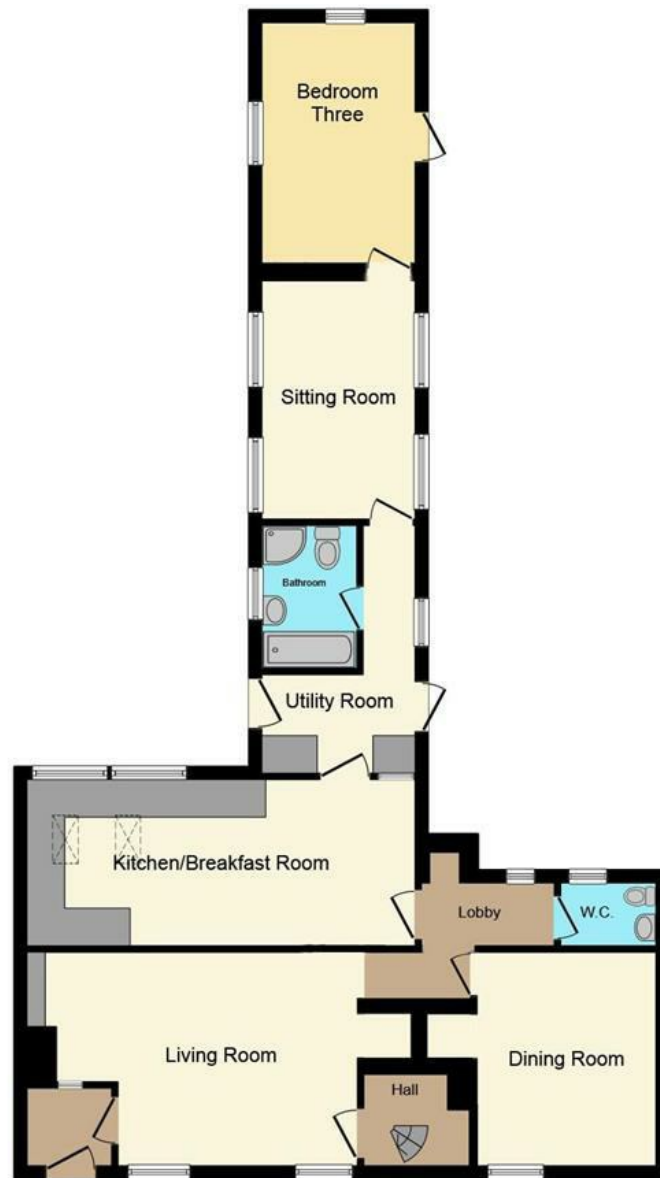
#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

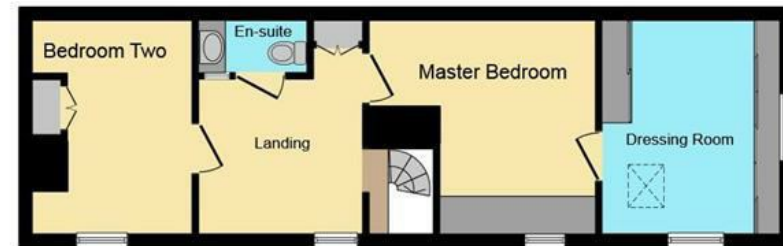
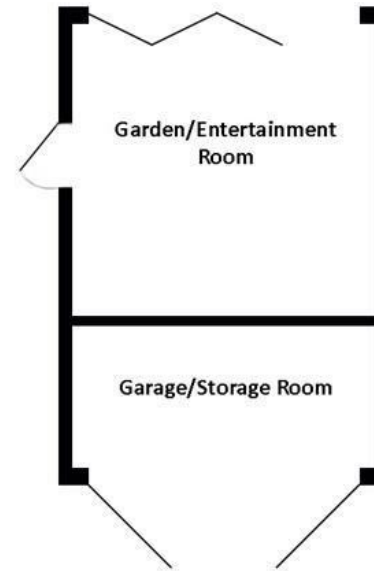
#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for

carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



**Ground Floor**



**First Floor**





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