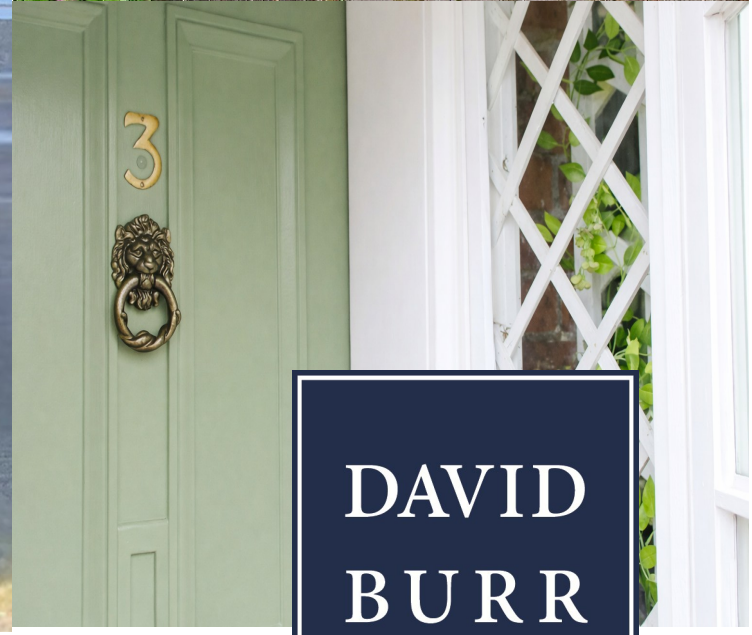




3 Dene Cottage
Lawford, Essex

DAVID
BURR

3 Dene Cottage, Wignall Street, Lawford, CO11 2JL

An exceptionally unique and well presented two bedroom end cottage, occupying an attractive position on Wignall Street within the highly regarded parish and hamlet of Old Lawford, on the edge of the Dedham Vale Area of Outstanding Natural Beauty. Not having been offered to the market for over 30 years, the property represents a rare opportunity to acquire a charming period home in a particularly desirable setting. Enjoying unlisted status, the cottage has been subject to a comprehensive programme of improvement and enhancement during the current ownership.

Constructed of brick beneath a slate roofline, the property offers approximately 560 sq ft of thoughtfully arranged accommodation over two floors. The charming porch provides an excellent entry to the welcoming sitting room that features an open fire with stone carved fireplace mantel, original beams and Georgian sash windows to the front elevation, combining warmth and character in equal measure. A 16th century pine door retaining historic character leads through to a fitted kitchen, again showcasing exposed timbers, with a delightful garden room beyond. This light-filled space enjoys a glazed surround on three sides and provides an attractive outlook over the south facing garden.

To the first floor, two charming bedrooms are arranged off a central landing, where a stained glass window sits above the door to bedroom two. The principal bedroom benefits from a Georgian sash window to the front elevation. A centrally positioned family bathroom is fitted with a freestanding claw-foot bath, in keeping with the period nature of the home.

In addition to its aesthetic appeal, the property has benefited from a number of practical improvements including a complete re-roof in 2019, a repointed chimney and full loft insulation to a high specification. Externally, the cottage enjoys a private south facing garden with an external shed, store and amenity space, accessed via a right of way over neighbouring property, together with water supply/tap and off road parking for a single vehicle.

- Rarely available – not offered to the market for over 30 years
- Attractive period cottage in Old Lawford
- On the edge of the Dedham Vale AONB and Stour Estuary
- Unlisted status
- Approximately 560 sq ft of well-arranged accommodation
- Character sitting room with open fire
- Original beams and Georgian sash windows
- Complete re-roof in 2019 with chimney repointed
- Two 1st floor bedrooms
- Private south-facing garden
- External shed, store and amenity space
- Off-road parking and excellent commuter links via Manningtree station

Lawford is a highly regarded parish offering a blend of village charm and everyday convenience. The property is ideally positioned for access to local amenities, schooling and recreational facilities, whilst Manningtree mainline railway station lies within easy reach, providing direct commuter links to London Liverpool Street. This accessibility makes the property particularly appealing to those seeking a balance between rural living and connectivity.

The surrounding area is defined by its attractive countryside, with the Dedham Vale AONB and Stour Estuary offering an abundance of scenic walking routes, sailing and outdoor pursuits. Nearby Manningtree provides a range of independent shops, cafés and essential services. The combination of character accommodation, modern enhancements, private outdoor space and excellent commuter links ensures the property will generate strong interest from a wide range of prospective purchasers.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C

WHAT3WORDS: broadens. Pencils.staples

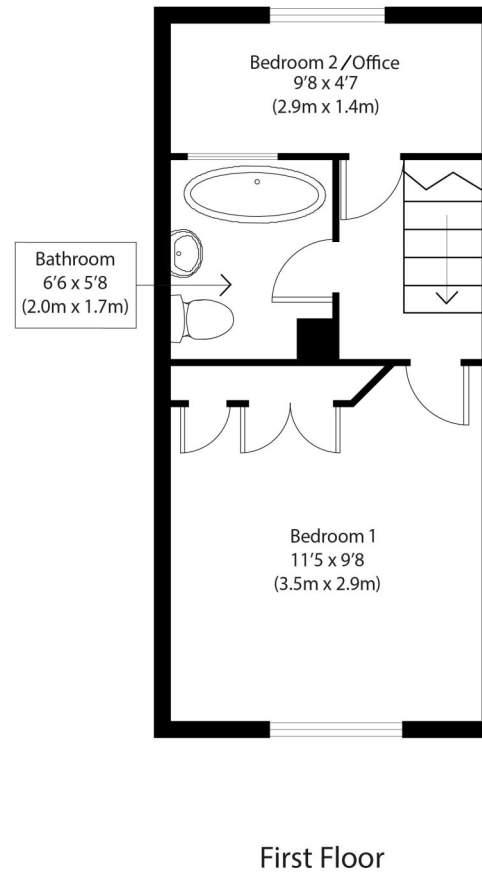
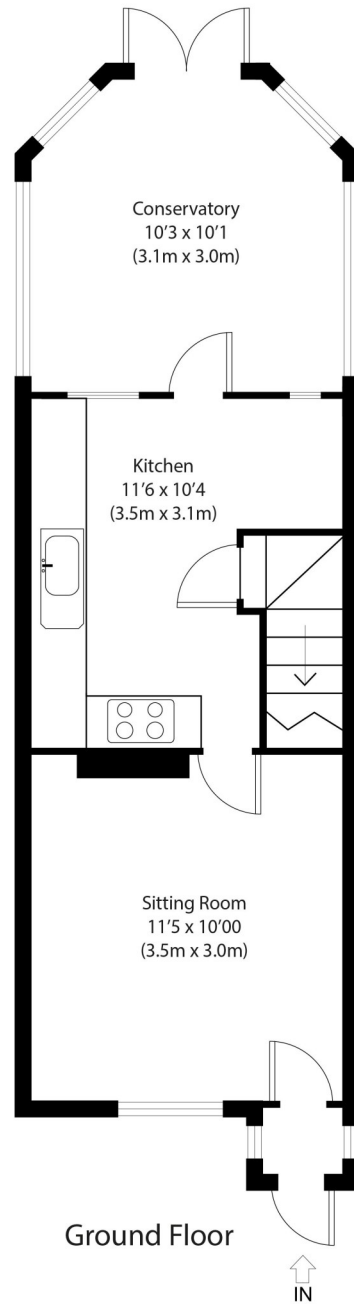
LOCAL AUTHORITY: Tendring District Council, Town Hall, Station Road, Clacton on Sea, Essex, CO15 1SE (01255 686868 **BAND:** A

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Approximate Gross Internal Area
560 sq ft (52 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

DAVID
BURR

