



Bulphan Guide Price



Arthurs Seat, Peartree Lane, Bulphan, Essex, RM14 3SP

An outstanding opportunity to acquire a substantial character property believed to have been built in 1901 situated on a plot of approximately two acres (STLS) which offers superb potential subject to local council planning consents. Viewing highly recommended. No onward chain. EPC: TBC.

❖ ENTRANCE PORCH

❖ LOUNGE

❖ DINING ROOM

❖ KITCHEN

❖ BATHROOM

❖ GARDEN

❖ PADDOCK

❖ ENTRANCE HALL

❖ SITTING ROOM

❖ CONSERVATORY

❖ LANDING

❖ FIVE BEDROOMS

❖ OUTBUILDINGS

❖ NO ONWARD CHAIN

ENTRANCE PORCH

Double doors leading to entrance porch. Radiator. Glazed door to entrance hall.

ENTRANCE HALL

Two radiators. Spindled staircase to first floor with cupboard under. Fitted carpet.

LOUNGE 35' 3" x 14' 0" (10.74m x 4.26m)

Double glazed bay window to front. Double glazed windows to rear and side. Three radiators. Fitted carpet. Power points. Central stone fireplace. Dado rail. Built in bar.

SITTING ROOM 15' 5" x 14' 4" (4.70m x 4.37m)

Double glazed bay window to front. Radiator. Dado rail. Central log burner. Exposed brickwork open to:

DINING ROOM 14' 3" x 13' 1" (4.34m x 3.98m)

Double glazed window to side. Radiator. Laminate flooring. Power points. Feature fireplace. Door leading to conservatory.



CONSERVATORY 10' 11" x 7' 9" (3.32m x 2.36m)

Double glazed to three aspects. Tiled flooring. Door to garden.

KITCHEN 14' 0" x 5' 9" (4.26m x 1.75m)

Double glazed windows to rear and side. Radiator. Vinyl flooring, power points. Base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Recesses for appliances.

LANDING

Double glazed windows to front and rear. Two radiators. Fitted carpet. Power points. Access to loft.

BEDROOM ONE 15' 3" x 14' 0" (4.64m x 4.26m)

Double glazed Bay window to front. Three radiators. Fitted carpet. Power points. Vanity wash hand basin with cupboard under.

BEDROOM TWO 15' 8" x 14' 0" (4.77m x 4.26m)

Double glazed Bay window to front. Three radiators. Fitted carpet. Power points.



BEDROOM THREE 14' 6" x 13' 2" (4.42m x 4.01m)

Double glazed Bay window to side. Radiator. Fitted carpet. Power points. Built in wardrobes.

BEDROOM FOUR 14' 2" x 11' 11" (4.31m x 3.63m)

Double glazed window to side. Radiator. Fitted carpet. Power points. Built in cupboard.

BEDROOM FIVE 14' 0" x 6' 1" (4.26m x 1.85m)

Double glazed window to rear. Radiator. Laminate flooring. Power points.

BATHROOM

Two obscure double glazed windows. Radiator. Tiled flooring. Four piece bathroom suite comprising of corner bath with mixer tap and shower attachment. Low flush W.C. Pedestal wash hand basin. Shower cubicle with mixer shower. Tiling to walls.

GROUNDS

The property sits on a plot of approximately two acres (STLS) with hedge and fenced boundaries. To the rear there is an immediate paved patio leading to lawns and paddock. Shed and Summerhouse. Outside W.C. with boiler. (Not tested). Further independent driveway leading to hard standing. (Location of former garage and stables). To the front you have a gated Tarmac and gravel driveway providing parking for several vehicles with remainder laid to lawn.



PROPERTY DETAILS

Tenure: Freehold. EPC:TBC. Thurrock Council Tax Band: G.

AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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