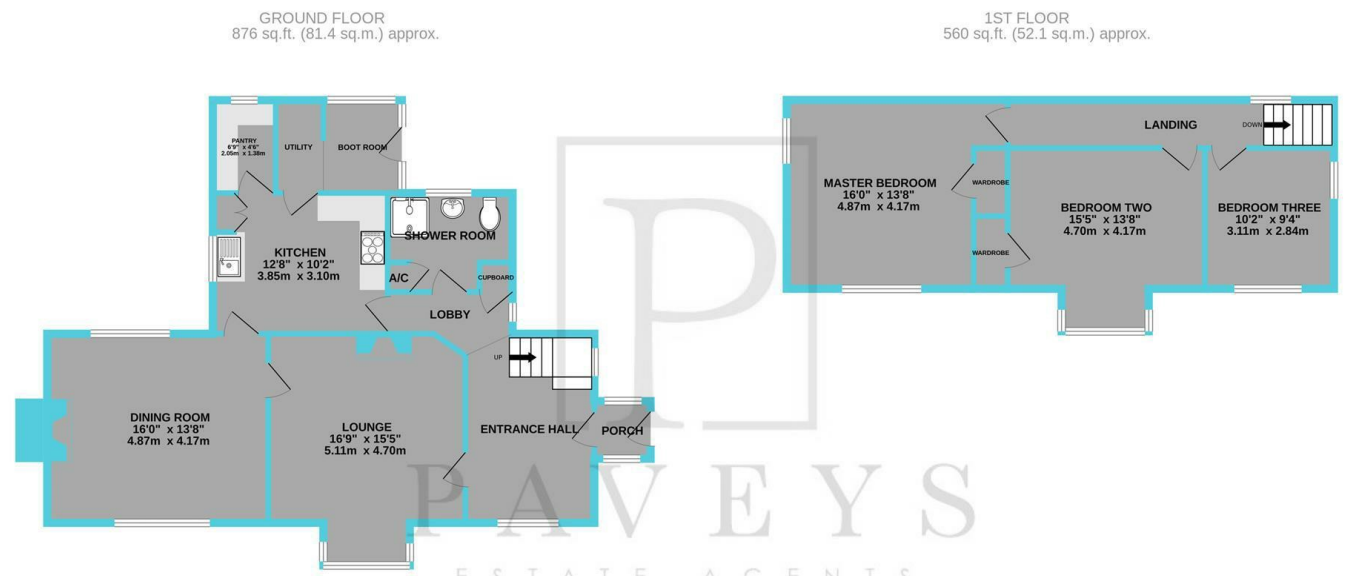


Dairy House, Lodge Road

Little Clacton, CO16 9QE

Price £795,000 Freehold

"Dairy House" is a THREE DOUBLE BEDROOM DETACHED FAMILY HOME on a mature 4.5 acre plot located in a peaceful lane in the village of Little Clacton. The property is surrounded by open countryside this property has heaps of potential to be something quite special. The house offers two large reception rooms, a kitchen breakfast room, ground floor cloakroom/shower room, three first floor double bedrooms and a wealth of original features including ceiling beams and beautiful brick built open fireplaces. There are several outbuildings on the plot including a detached studio, double garage, potting shed and a two bedroom caravan. To the far end of the plot is a paddock with a stable. The mature garden is laid to lawn with a variety of mature trees and shrubs, pond and water well which provides the property with water. This property really has it all! Call Paveys today to arrange your appointment to view!!!



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	71	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PORCH

Composite double glazed entrance door, wooden double glazed windows to side aspects, wood effect tiled flooring, hardwood door to Entrance Hall.

ENTRANCE HALL

Hardwood entrance door, wooden double glazed windows to front and side aspects, stair flight to First Floor, wood effect tiled flooring, ceiling beams, wall lights, door to Lounge.

LOBBY

Wooden double glazed window to side, wood effect tiled flooring, built in cupboard.

SHOWER ROOM/CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin and walk in shower. Wooden double glazed window to rear, wood effect tiled flooring, part tiled walls, built in airing cupboard.

LOUNGE 16'9 x 15'5 (5.11m x 4.70m)

Wooden double glazed doors to garden, wooden double glazed windows to front and side aspects, wood effect tiled flooring, ceiling beams, feature brick built open fireplace, wall lights, TV point, wall mounted heat & air conditioning unit.

DINING ROOM 16' x 13'8 (4.88m x 4.17m)

Wooden double glazed windows to front and rear aspects, wood effect tiled flooring, beautiful brick built open fireplace with wooden surround, ceiling beams, wall lights, wall mounted heat & air conditioning unit.

KITCHEN BREAKFAST ROOM 12'8 x 10'2 (3.86m x 3.10m)

Range of fitted base units with work tops over, inset sink and drainer with mixer tap, Rangemaster electric oven. Wooden double glazed windows to side and rear aspects, wood effect tiled flooring, ceiling beams, built in cupboard with storage above, door to walk in Pantry, door to Utility & Boot Room, part tiled walls.

UTILITY ROOM & BOOT ROOM

Wooden glazed windows to rear and side aspects, hardwood door to rear garden. Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

PANTRY 6'9 x 4'6" (2.06m x 1.37m)

Large walk in pantry with fitted shelving.

FIRST FLOOR

FIRST FLOOR LANDING

Wooden double glazed window to rear, fitted carpet, range of built in storage cupboards, wall mounted heat & air conditioning unit.

MASTER BEDROOM 16' x 13'8 (4.88m x 4.17m)

Wooden double glazed windows to front and side aspects with panoramic countryside views, fitted carpet, built in wardrobe, wall mounted heat & air conditioning unit.

BEDROOM TWO 15'5 x 13'8 (4.70m x 4.17m)

Wooden double glazed windows to front and side aspects with panoramic countryside views, fitted carpet, built in wardrobe.

BEDROOM THREE 10'2 x 9'4 (3.10m x 2.84m)

Wooden double glazed windows to front and side aspects with panoramic countryside views, fitted carpet.

OUTSIDE

The property sits on a generous 4.5 acre plot and is surrounded by open countryside. The plot is laid to lawn with a variety of mature trees and shrubs, a pond and a well which provides the property with water. There are several outbuildings including a potting shed, brick built studio which has its own W/C, double garage and caravan which has two bedrooms, a kitchen and a lounge diner. To the far end of the plot is a paddock and stable.

DOUBLE GARAGE 17'9 x 17'6 (5.41m x 5.33m)

Timber construction with two sets of double doors and two windows to the side. Power and light connected. There is hardstanding area for parking to the front.

AGENTS NOTE

An average clause will be put in place on the land with a percentage to be determined at the point of sale.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

The property has private water supply (Well water), private drainage and sewerage (Cesspit), electricity connected.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.