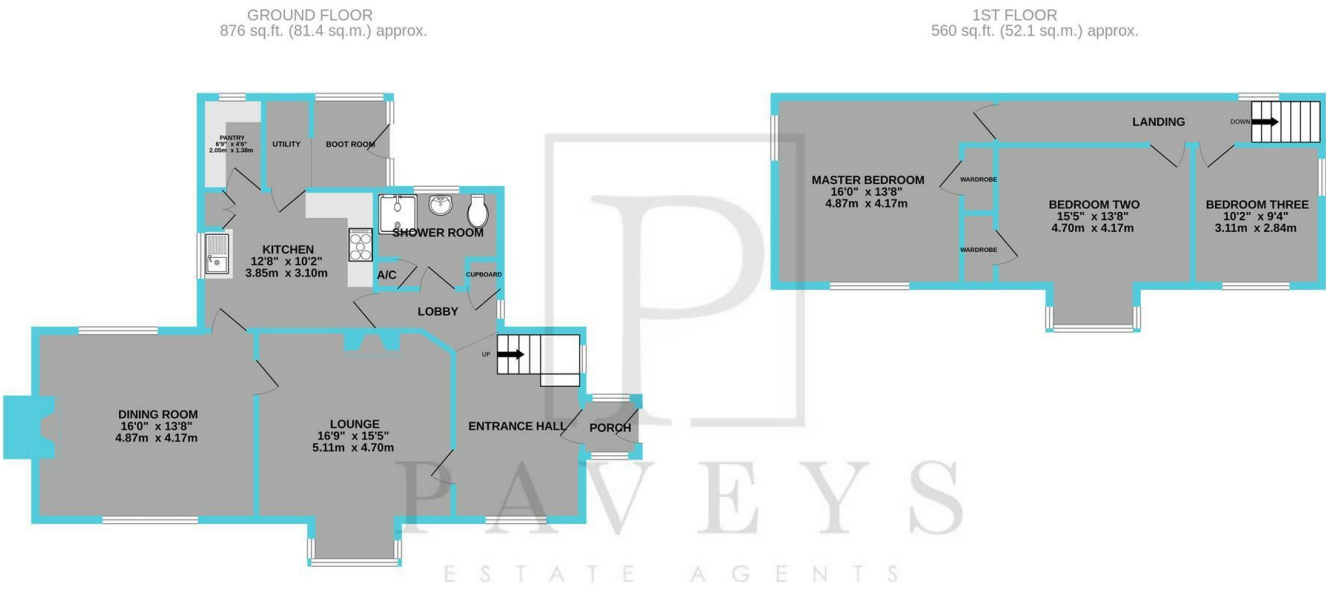


GUIDE RPICE £700,000-£750,000 "Dairy House" is a THREE DOUBLE BEDROOM DETACHED FAMILY HOME on a mature 4.5 acre plot located in a peaceful lane in the village of Little Clacton. The property is surrounded by open countryside this property has heaps of potential to be something quite special. The house 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!!!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 overage 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: D
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.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.