



Harwich Road, Lawford  
Offers In Excess Of £1,000,000



## Harwich Road, Lawford

**\*\* Unique Dwellings for Multi-Generational Living with Equestrian Facilities \*\***

Discover the epitome of versatile living within this extraordinary collection of dwellings set in 4.6 acres, offering an exceptional lifestyle tailored for multi-generational households. Nestled within the bountiful landscapes, these remarkable homes present an array of equestrian facilities and remarkable development opportunities.

The main dwelling, reveals an enticing interior boasting thoughtful features throughout. With a generous four bedrooms, this abode offers ample space to accommodate a sizeable family. The principal bedroom is accompanied by an exquisite ensuite, ensuring utter convenience and privacy. Embrace wholesome gatherings in the spacious kitchen/dining room, an area where culinary delights are effortlessly shared. Enter the substantial sitting room, where an impressive large fireplace adorned with a wood-burning stove becomes the heart of this inviting space. Adjacent lies the Office/snug and dining room, creating a seamless flow for entertaining guests with a touch of sophistication. Completing the ensemble is the well-appointed family bathroom, promising comfort and practicality.

Aside from the main dwelling, a separate detached lodge awaits, presenting an idyllic sanctuary for either loved ones or private quarters. Three spacious bedrooms await peaceful slumbers, including a luxurious ensuite offering an indulgent escape. Envision spending tranquil evenings within the harmonious open plan living/dining/kitchen area, effortlessly connected to the outdoors through a charming decked verandah. Revel in each moment as you soak in the serene vistas and transform each day into an extraordinary journey.







- SUPERB EQUESTRIAN FACILITIES
- EXCELLENT AND VERSATILE MULTI GENERATIONAL ACCOMMODATION
- THREE DWELLINGS OFFERING 8 BEDROOMS
- PLANNING PERMISSION TO BUY A TWO BEDROOM BUNGALOW
- AGRICULTURAL BARN WITH POTENTIAL TO DEVELOP UNDER CLASS Q PERMITTED DEVELOPMENT
- FOUR STABLES, TACK/FEED ROOM & 39 X 19 MENAGE WITH RUBBER CHIPPINGS
- ADDITIONAL BARN AND OUTBUILDINGS
- IN ALL 4.6 ACRES (stms)
- WE STRONGLY RECOMMEND AN ONSITE VIEWING TO FULLY APPRECIATE THE POTENTIAL & VERSATILITY

Further enhancing the property, a one-bedroom detached annexe stands, creating endless possibilities. Comprising of a comfortable living/kitchen area, this retreat accommodates a peaceful bedroom alongside a separate shower room. Full planning permission has been granted (23/00505/FUL) for the annexe's demolition, paving the way for a phenomenal two-bedroom detached bungalow to grace the land, soaring with potential.

Stepping outside, a detached stable block warmly greets you, housing four stables and a handy tack/feed room. Additional open storage reinforces your storage capabilities, with a WC ensuring convenience. Complementing the equestrian facilities, discover a sprawling 39m x 19m menage featuring a rubber chipping and sand base – an equestrian enthusiast's haven of endless possibilities.

Further flanking this enchanting estate lies an assortment of outbuildings brimming with potential. Cultivate your visionary aspirations under Class Q legislation, as these additional structures could blossom into future dwellings, welcoming dreams and aspirations into reality. Endowed with immense potential, seize the opportunity to transform this exceptional sanctuary into a truly bespoke living experience.

Situated on a splendid 4.6-acre plot within a picturesque countryside backdrop, this stunning property harmoniously balances tranquillity and accessibility. Immerse yourself in the captivating beauty of the surroundings, where verdant pastures blend effortlessly with the charm of rural living. Take pleasure in country walks enveloped by idyllic scenery, or relish in the vast array of nearby points of interest.

Resting adjacent to this remarkable estate, discover a multitude of local attractions beckoning exploration. Find solace amid nature's serenade with nearby parks, providing a peaceful retreat for all. Gourmands will delight in the diverse local culinary offerings, from charming cafes to authentic eateries, offering a delightful journey of gastronomic discovery. Residents seeking educational opportunities would find solace in the proximity of esteemed schools and educational institutions coined for excellence.

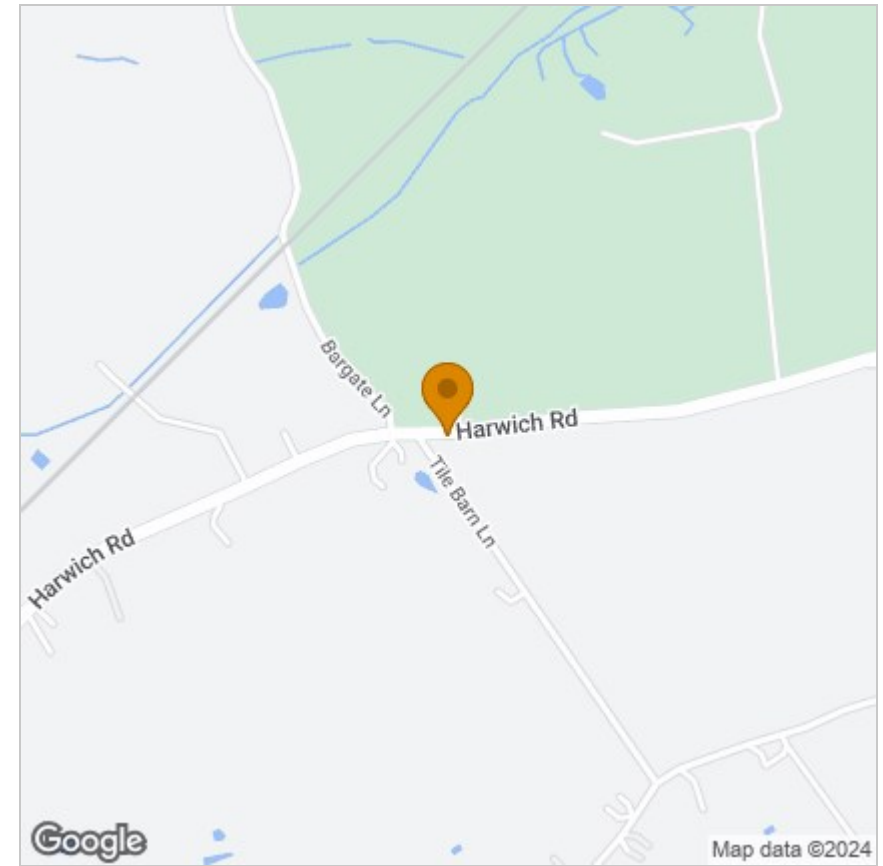
Agents Notes:  
 Tenure - Freehold  
 Council Tax Band - C  
 Services - Mains electric/gas/water/drainage (LPG in Lodge)  
 Telephone & Broadband - All mobile networks available indoor. Superfast broadband available



## Floor Plan



## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

