



McCalmont Drive | | Rayleigh | SS6 9TZ
Offers Over £1,600,000

bear
Estate Agents

Coming to the market for the first time, Mccalmont Manor and Hockley Angling Club offers an extraordinary chance to own a unique and versatile property as the current owners embark on their retirement. Set on seven picturesque acres, this semi-rural retreat is a statement of tranquillity, modern luxury, and untapped potential. At its heart lies a beautifully designed four-bedroom detached residence built in early 2000's with a detached double garage, eco-friendly credentials, and an EPC B rating that ensures energy efficiency.

The property features three fully serviced fishing lakes, making it an angler's paradise and a thriving business opportunity. Currently operating on a membership-only basis, the fishery has immense potential for growth with options to introduce lucrative day tickets, bait and food sales, lake hire, fishing tuition, holiday accommodations such as lodges and pods. Despite minimal investment and advertising, the business maintains a robust membership of 300 plus and offers additional income streams through horse grazing and pegging fees from matches.

The lakes are fully equipped with electricity, year-round water filling systems, aerators, and winter circulation systems to ensure year-round usability. Accessibility is a priority, with designated parking, two disabled bays, and a large disabled swim. With its private 300-foot driveway and eco-friendly infrastructure, including mains gas, electricity, water, and Klagester sewage system, the property offers both convenience and sustainability.

Located just a short drive from Rayleigh train station, the high street, and sought-after schools, it combines rural charm with easy access to urban amenities and London commuting options. This is a rare opportunity to embrace a semi-rural lifestyle with endless possibilities, whether as a dream family home or a self-sustaining business venture. With ample space for future development and an unrivalled location, this is truly a once-in-a-lifetime chance.

- Three Fully Serviced Fishing Lakes
- Business Included (<https://www.hockleyanglingclub.co.uk/>)
- Gated Characterful Four Bedroom Main Residence (Received A Design Heritage Award in 2005 From Rochford District Council)
- EPC Rating : B , High Speed Broadband, Zoned Central Heating
- Short Drive To Rayleigh Train Station For A Direct Commute Into Liverpool Street
- Up to 7 Acres Of Grounds
- Once In A Lifetime Business Opportunity
- Private Postcode
- Open Plan Kitchen/Diner
- Onward Chain Complete

Hallway

12'2 x 17'2 (3.71m x 5.23m)

Grand entrance hall with oak open void staircase, power points, smooth ceilings and original oak doors into:





Guest WC

6'4 x 3'9 (1.93m x 1.14m)

Tiled floors, two piece suite comprising of a sink and wc.

Office

12'9 x 12'3 (3.89m x 3.73m)

Original oak beams, large bay window, integrated storage, oak flooring and power points.

Dining Room

10'4 x 15'1 (3.15m x 4.60m)

Oak flooring, feature beams, double French doors leading onto the rear garden patio, space for storage, power points and feature stained glass to side aspect.

Kitchen/Breakfast Room

12'1 x 15'11 (3.68m x 4.85m)

Tiled floors, power points, oak beams to ceiling, wall mounted radiator, large bespoke larder with original oak doors and integrated shelves, wall mounted lights, door into utility room and windows to front aspect.

The kitchen comprises of a range of eye and base level units with rolltop granite worksurfaces incorporating a butler sink with hot and cold tap and an Aga cooker.

Utility

9'4 x 7'3 (2.84m x 2.21m)

Tiled floors, window overlooking the rear garden, eye and base level units with granite rolltop worksurfaces incorporating a butler sink, space for washer/dryer and courtesy door onto side access.

Lounge

12'7 x 23'2 (3.84m x 7.06m)

Oak flooring throughout, power points, wall mounted lights, windows to all aspects with sweeping views of private moat, smooth ceilings with feature oak beams, French doors leading onto the rear garden, fireplace with log burner and a wall mounted radiator.

Open Void Landing

Doors into all living accommodation, feature chandelier, windows to front aspect with sweeping views and oak flooring throughout.

Primary Bedroom

15'11 x 12'6 (4.85m x 3.81m)

Oak flooring throughout, radiator, power points, windows facing side and rear aspect, smooth ceilings with pendant light, bespoke built in oak wardrobes, loft access via a drop down ladder and oak door into:

Bedroom Two

11'3 x 12'7 (3.43m x 3.84m)

Oak floors throughout, radiator, window facing the front aspect, smooth ceilings with pendant ceiling light, door into ensuite.

En-suite

6'10 x 9'5 (2.08m x 2.87m)

Three piece suite comprising of an enclosed shower, vanity sink unit and WC, obscure window tiled floors and tiled surrounds.



Bedroom Three

11'3 x 12'7 (3.43m x 3.84m)
Oak flooring throughout, smooth ceilings with pendant ceiling light, window to rear aspect, wall mounted radiator and door into walk in wardrobe:

Walk In Wardrobe

9'4 x 6'9 (2.84m x 2.06m)
Oak flooring, power, integrated storage potential to be converted to en-suite.

Ensuite

7'7 x 10'5 (2.31m x 3.18m)
Tiled floors, window to side aspect, smooth ceilings with pendant light, three piece suite comprising of a WC, enclosed shower and vanity sink unit

Bedroom Four

12'7 x 6'9 (3.84m x 2.06m)
Oak flooring, wall mounted radiator, power points and space for storage.

Agents Note

The property is subject to an agricultural tie which the vendors have started the removal process for but we advise all interested parties to seek their own independent advice before purchasing.

Exterior

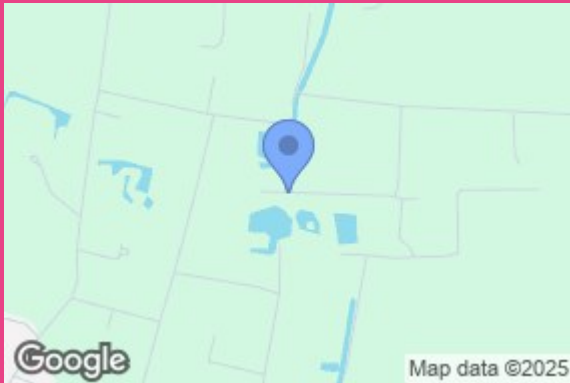
The property is approached via a private driveway, which opens onto a substantial parcel of land featuring a car park, overflow parking, and a gated entrance to the main residence. The area also benefits from an open bridle path leading to the rear fields, enhancing its accessibility and charm. The lake connected to the main property includes F1 fish and the other lakes include Carp, Barbel Bream, Roach, Tench , perch etc.

The west-facing rear garden boasts a newly installed wraparound brick patio, a breeding pond with an overflow leading to the moat, water features and a picturesque bridge to Lake One. This area also features rear outbuildings, side access, and a pathway to the front of the property, where ample parking and a double garage are available.

Lake One is fully enclosed with a gated entrance, a wraparound walkway, multiple fishing spots, guest toilets, and visitor parking bays. Lake Two, also accessed via a gated front entrance, includes a wraparound path and two central islands, creating a serene fishing environment. A further path leads to Lake Three, which offers another walkway and additional fishing spots. The lakes provide excellent opportunities for development, including the addition of resting bays, pods, or entertainment facilities, thanks to the ample space between the lakes and the property boundaries.

Additionally, a solar station houses the equipment powering the property's solar infrastructure, underscoring its eco-friendly design. With its combination of practical amenities, natural beauty, and development potential, this property is a rare find with endless possibilities.

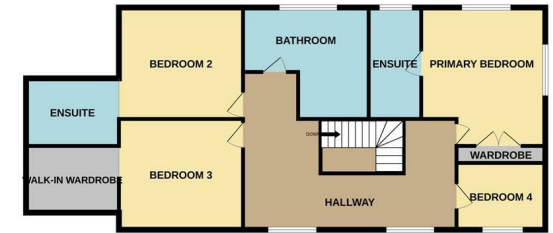




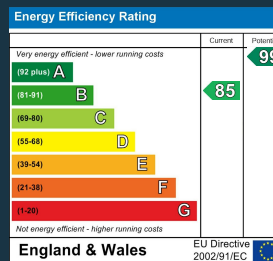
GROUND FLOOR



1ST FLOOR



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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