

Paul Mason Associates



Main Road, St. Lawrence, CM0 7LY  
Offers in excess of £200,000

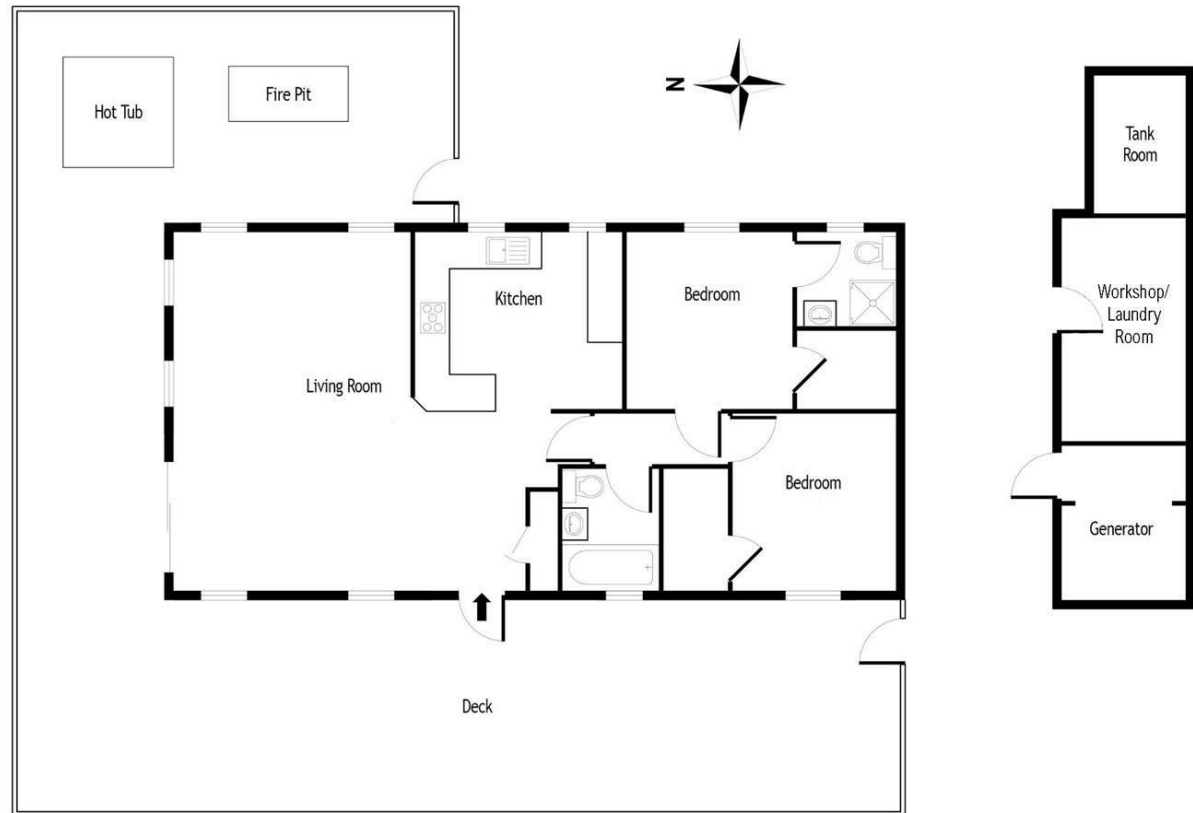
- Freehold Luxury Lodge
- Idyllic Views Over The River Blackwater
- 12 Month Access
- Firepit and Hot Tub To Remain
- Combi-Boiler
- Driveway Parking
- Newly Fitted Kitchen
- En-Suite and Walk In Wardrobe to Main Bedroom
- Storage Sheds
- Decked Entertainment Area

No Onward Chain.....This well presented freehold luxury lodge with uninterrupted panoramic views across the stunning bay of St Lawrence. The waterside village is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office.

The accommodation includes a large open plan lounge/kitchen/dining room, hallway leading to bedroom one with en-suite and walk in wardrobe, bedroom two with walk in wardrobe and a fitted family bathroom. Externally there is an extensive timber wrap around decked seating area with a inset hot-tub ( to remain ) and two large storage sheds. To the side of the lodge there is a cleverly designed retractable drawbridge, that provides security and immediate access to the coastal walks.

The property benefits from a driveway to the front providing off road parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

Approx. Gross Internal Floor Area - 765 Sq ft / 71 Sq M  
Outbuilding - 179 Sq ft / 17 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For identification purposes only. Not to scale.

## ACCOMMODATION

### Open Plan Loung/Kitchen/Diner

Part glazed entrance door to side. Double glazed dual aspect windows to rear and sides with stunning views over the River Blackwater. Built in aircon unit. Wood effect flooring. Radiator. Double glazed patio door leading to decked seating area. Inset spotlights. Storage cupboard housing combi-boiler.

Kitchen Area- Recently refitted white units to eye and base level with stone effect work surfaces and inset 1 1/2 sink and drainer. Tiled splashbacks. Four ring gas hob, double oven, microwave, dishwasher, washing machine and fridge-freezer.

### Hallyway

Wood effect flooring. Radiator. Door to:-

### Bedroom Two

Double glazed window to rear. Built in walk in wardrobe. Wood effect flooring. Radiator.

### Bedroom One

Double glazed window to side with idyllic riverside views. Built in walk in wardrobe. Wood effect flooring. Radiator. Door to :-

### En-Suite

Obscure double glazed window to side. Three piece suite comprising corner shower cubicle with attachments, low level WC and vanity wash hand basin. Wood effect flooring. Radiator.

### Family Bathroom

Obscure double glazed window to side. Three piece suite comprising panelled bath, low level WC and vanity wash hand basin. Part tiled walls. Wood effect flooring. Radiator.

## EXTERIOR

### Rear and Sides

Fully decked with glass screen border to rear and sides. Scenic views over the River Blackwater. Outside lighting. Hot tub (to remain). Two large sheds (to remain). Gate leading to the seawall.

### Frontage

Gravel driveway providing parking for numerous vehicles. Outside lighting. Fencing to front. Access to entrance door.

### Property Services

There are 19 solar panels, with 7kw worth of lithium ion batteries, providing green

energy for this self-sufficient home. The solar system is brand new along with the back up generator.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Canisters



Paul Mason Associates

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