



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

SHOOTING LODGE, CHURCH LANE, BEAUMONT,  
CLACTON-ON-SEA, ESSEX, CO16 0AZ  
ASKING PRICE OF £475,000







## INTRODUCTION

completed to an exceptional standard throughout, The Shooting Lodge offers a buyer the opportunity to enjoy a thoughtful blend of modern spacious accommodation and period touches, all within the stunning surroundings of Beaumont Barns. Two double bedrooms, large sitting room and a 367 square foot kitchen dining living space, we highly recommend a viewing.



### INFORMATION

converted to an exceptional standard throughout, the property has been insulated to a high standard and is heated via underfloor heating supplied via an LPG gas boiler with individual room zonal controls. Windows and doors are aluminium dark grey contemporary double glazed units throughout, electrics via RCD consumer unit. Parking to the front of the property within the charming courtyard for three vehicles.

### BEAUMONT

a small and attractive village, with facilities and services including a playground/sports field. Thorpe Le Soken is a larger village nearby and contains a variety of convenience stores, several pubs and an excellent farm shop. The main towns of Colchester, Clacton & Harwich are within reach, while train services with links to London Liverpool Street, are available from Thorpe Le Soken, Wrabness, Mistley & Manningtree (direct train 55 minutes).

### SERVICES

mains water, electric and broadband are connected to the property. Gas supplied via an underground LPG tank, drainage via a private treatment plant. Local Tendring District Council contact 01255 686868 EPC - n/a Council Tax Band – TBC

### ACCOMMODATION

over a single floor and offering an abundance of space and flexibility to an owners requirements.

### ENTRANCE

via secure aluminium door from the courtyard into the:

### HALLWAY

21'2 x 4'1 with oak veneer flooring that extends through into the kitchen dining room, doors off to all rooms and with exposed beams on the ceiling.

### CLOAKROOM

6'8 x 4'2 tiled floor, exposed beams, extractor fan and sensor lighting, freestanding wash basin to the front with tiles and mirror over, w/c with Bayswater cistern to the side.







#### **LAUNDRY ROOM**

4'6 x 4'0 highly useful internal space with a work surface to the side with tiled surround, extensive sockets and under the work surface space and plumbing for a washing machine. Underfloor heating manifolds.

#### **BATHROOM**

8'4 x 7'7 opaque window to the rear and tiled floor, this stylish bathroom features a double ended freestanding bath with wall mounted controls, oversized corner shower with rainfall head and tiled walls, cantilevered wash basin with mirror over, w/c and heated towel rail. Recessed ceiling lights and extractor fan.



#### **BEDROOM ONE**

17'5 x 11'4 windows to the rear (South East) and side (South West), spacious bright and light bedroom with a sunny aspect through to early afternoon. Ample space for king size bed and wardrobes.

#### **BEDROOM TWO**

11'6 x 10'7 window to the side (South West) overlooking the courtyards, spacious second bedroom, with potential to be configured as a sitting room if desired.



#### **SITTING ROOM**

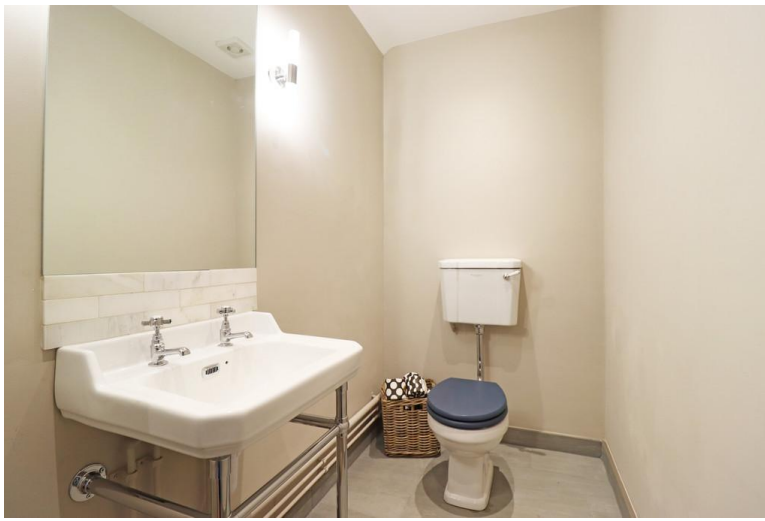
17'8 x 12'9 dual windows to the rear (South East) bringing light into this spacious and well orientated room, exposed ceiling beams, cupboard contains the gas fired boiler.

#### **KITCHEN DINING LIVING ROOM**

23'4 x 15'7 vaulted ceiling with stunning beams crossing the space and enhancing the feeling of space and light. Windows to the side (South West) and full width glazed sliding doors to the front (North West) opening out into the charming courtyard garden.



The kitchen is of a bespoke design with shaker style wall and floor units too two sides and a large central island unit, light granite effect work surfaces to two sides with an undermount butler style double sink. Further granite work surface over the island unit creating a breakfast bar, inset five ring Neff induction hob and stylish downdraft Neff extractor fan. The kitchen offers an abundance of storage space within the side units and island along with integrated dishwasher, dual Neff eye level ovens, fridge and freezer.



This space is a focal point of the property and wonderfully reflects its surroundings in that it offers a modern contemporary living space within the historic surroundings of Beaumont Barns.

#### **COURTYARD GARDEN**

23'4 x 16'7 stunning space with soft brick walls to three sides providing privacy and enjoying a sunny aspect throughout the majority of the day. Personal door back through into the main courtyard and parking area.







# Grier & Partners

— LAND AND ESTATE AGENTS —

