



Grier & Partners
— LAND AND ESTATE AGENTS —

LODGE 7 (HAYWAIN LODGE), CONSTABLE PARK,
FLATFORD LANE, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6UN – ASKING PRICE OF £299,950





INTRODUCTION

Located just off Flatford Lane in East Bergholt, this purpose-built holiday lodge situated in a quiet private setting taking in views over the park and Dedham Vale Beyond, offers two bedrooms, extensive open plan living space with bi-fold doors to the wrap around decking and a well appointed bathroom. Freehold property, heating via an air source heat pump to underfloor heating, freestanding feature log burner and separate utility room.



INFORMATION

Completed in 2020 of timber frame construction over a brick plinth with a combination of rendered, sheet metal and hardwood boarded elevations all under a 'living' roof. This beautiful lodge is part of a complex of just seven luxury eco lodges located in an area of outstanding natural beauty, just a short walk from the National Trust's Flatford Mill. The property benefits from a high insulation value, all windows and doors are double glazed aluminium units. Heating is supplied via an air source heat pump to rooms under individual thermostat control. The property is being sold with all fixtures and fittings included within the price. The benefit of any bookings for the period post sale will be handed to the buyer.

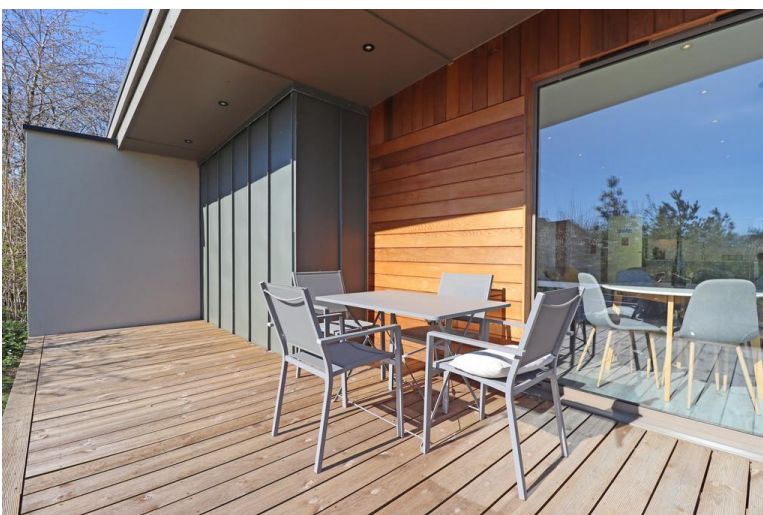
DIRECTIONS

from the centre of the village continue on The Street past the village Church down Rectory Hill to Burnt Oak Corner, turn right onto Flatford Lane and continue on down the hill for a quarter of a mile. Then turn left onto an unmade road up the hill to the lodges where through a gateway the property can be found immediately on the right hand side with ample parking to the rear.

EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the Lodge there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for all ages.





SERVICES

mains water and electric are connected to the property. Hot water via mains pressure tank. High speed broadband is connected to the property. Bins are collected from a central point adjacent to the entrance gate. Local Babergh District Council contact 0300 234 5600. Council Tax Band - C. Energy Performance Rating - C.

MAINTENANCE

of the shared grounds and communal areas is split equally between the 7 lodges.

OCCUPATION

the properties within this small development are defined as holiday lets only. This meaning the lodge cannot be a principal primary address. Occupation is permitted year-round.

ACCOMMODATION

over a single story:

ENTRANCE

from the side decking and walkway from the parking area through a secure opaque glazed door into the:

LIVING SPACE

23'03 x 11'11 with bi-folding doors and windows to the front (South East and side (South West) flooding the space with light and providing views over the charming setting of the Park and Dedham Vale beyond.

KITCHEN AREA

with contemporary matt finish flush handle wall and base units to two sides providing extensive storage space and provision for the integrated fridge, dishwasher and electric oven. Granite work surface wraps around two sides with an under mount sink and drainage grooves, inset four ring induction hob with extractor fan over. A stylish and practical kitchen are that is open plan to the:

LIVING AREA

with panoramic views out from the bi-fold doors and picture windows, this open space provides ample room for a dining table and seating area focused on the freestanding cylindrical log burner. Doors to:



BEDROOM ONE

10'01 x 9'02 window to the rear (North West) spacious room with ample space for a King size bed and wardrobe.

BEDROOM TWO

9'09 x 9'01 window to the rear (North West) currently configured with two single zip link beds which can be reconfigured into a King size bed if required.

FAMILY BATHROOM

7'11 x 5'11 opaque window to the rear. Tiles walls with contemporary finish over the bath with glazed screen and shower over. Wash basin with vanity cupboard under, w/c with concealed cistern, heated towel rail and extractor fan. Spacious and very well presented bathroom!

UTILITY ROOM

9'02 x 6'02 opaque glazed door from the side deck into this useful space containing the hot water tanks, electric consumer units and pressure vessel. Work surface to the rear with sink and tap, freezer and washer/ dryer.



OUTSIDE

Haywain is situated within the delightful surroundings of Constable Park, immediately surrounding the property are well tended yet practical gardens with mature shrubs providing privacy for the property. An extensive area of decking wraps around the property to the sides and rear taking in views across the countryside and a Southerly Aspect with the overhanging roof providing dry, shaded areas throughout the day. Dedicated parking area for 2/3 vehicles to the rear of the property.





Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		