

**Mill Street, St. Osyth
CO16 8EN
Guide Price £600,000 - £625000
Freehold**





- FIVE BEDROOM LAKESIDE DETACHED PROPERTY WITH NO CHAIN
- RENOVATION/DEVELOPMENT PROJECT
- APPROACHING 4000 SQ FT
- .88 OF AN ACRE
- 32FT LIVING ROOM/KITCHEN
- 30FT LOUNGE
- 18FT CONSERVATORY
- ACCESSED VIA A PRIVATE LANE
- SUPERB OPPORTUNITY

*****Lakeside Home with Breathtaking Views*****

Looking for a spacious home with unbeatable views?

Welcome to Lake View — OFFERS INVITED

A commanding home approaching 4000 sq ft of living space set on a plot of approx .88 of an acre in need of refurbishment. Perched in an enviable position overlooking the lake, this sizeable home makes the most of its spectacular surroundings. Wall to wall windows, split-level living areas, and an abundance of natural light, together with fabulous grounds, makes this home one not to be missed.

Requiring updating this property, approached by a private lane, offers unrivalled space and because of its prime setting presents a unique opportunity to transfer this amazing space into a superior family home.

NO ONWARD CHAIN

A viewing is essential to appreciate the sheer space and location on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, two windows to front aspect. Feature staircase leading to first floor landing.

CLOAKROOM

Low level WC and wash hand basin, obscure window to front aspect.

LIVING ROOM

26' 10" x 23' 1" (8.19m x 7.03m)

Windows to rear and side aspects with lake views, window to front aspect. Door leading to Conservatory.

CONSERVATORY

16' 9" x 15' 10" (5.10m x 4.82m)

French doors and windows with dwarf wall giving panoramic garden and lake views.

FAMILY/LIVING ROOM

19' 6" x 15' 6" (5.95m x 4.73m)

Wall to wall windows and patio doors to rear with views over the garden and lake, window to side aspect. Door leading to staircase to study.

KITCHEN

17' 5" x 14' 10" (5.32m x 4.51m)

Range of base and eye level units, worktop inset sink and drainer unit. Four ring hob with extractor over, integrated double oven. Space for American fridge/freezer. Walk-in pantry.



UTILITY ROOM

9' 4" x 9' 0" (2.85m x 2.75m)

Range of base and eye level units with worktop over inset stainless steel sink and drainer unit. Space for washing machine.

WC

Low level WC and wash hand basin.

FIRST FLOOR LANDING

Galleried landing, window to front aspect. Doors to:

PRINCIPAL BEDROOM

22' 6" x 11' 9" (6.85m x 3.57m)

Windows to rear aspect with views over the garden and lake. Patio doors leading to Balcony.

BALCONY FROM PRINCIPAL BEDROOM

Panoramic garden and lake views.

WALK-IN WARDROBE

Window to side aspect.

BEDROOM TWO

15' 6" x 9' 8" (4.73m x 2.95m)

Window to rear aspect with lake views.

BEDROOM THREE

15' 6" x 9' 8" (4.73m x 2.94m)

Windows to side and rear aspects with lake views.

BATHROOM

11' 3" x 8' 4" (3.43m x 2.55m)

Panelled bath with shower over, low level WC and pedestal sink. Obscure window to front aspect.

BEDROOM FOUR

11' 10" x 9' 3" (3.61m x 2.83m)

Window to front aspect.

BEDROOM FIVE

19' 6" x 8' 7" (5.95m x 2.61m)

Windows to rear aspect.

FAMILY BATHROOM

21' 4" x 7' 10" (6.49m x 2.40m)

Panelled bath, separate shower cubicle, vanity sink unit with storage over, low level WC and bidet. Tiled walls and flooring. Two obscure windows to front aspect.

STUDY ROOM

11' 11" x 9' 11" (3.64m x 3.01m)

Windows to side and rear with lake views, radiator.

DOUBLE GARAGE

19' 7" x 16' 2" (5.97m x 4.93m)

Two up and over doors. Doors leading to Workshop and Utility Room.

WORKSHOP

18' 4" x 11' 11" (5.60m x 3.62m)

Door to garage.

GARDEN ROOM

Accessed from outside, window to rear aspect.

EXTERIOR

FRONT

Impressive sweeping driveway providing plenty of parking.

REAR

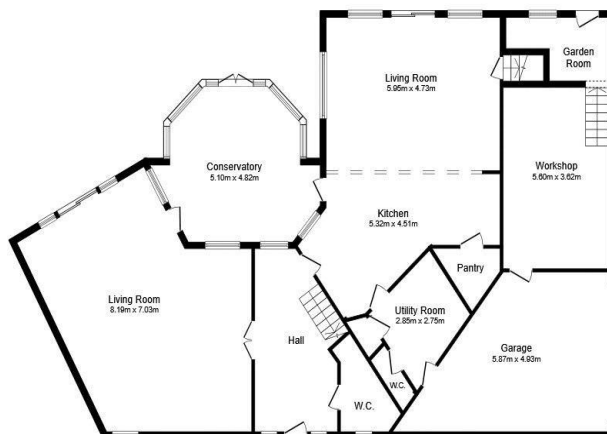
Significant terraced area leading to expansive lawns stretching down to the water edge with access to the lake. Fabulous grounds circa .88 acres.



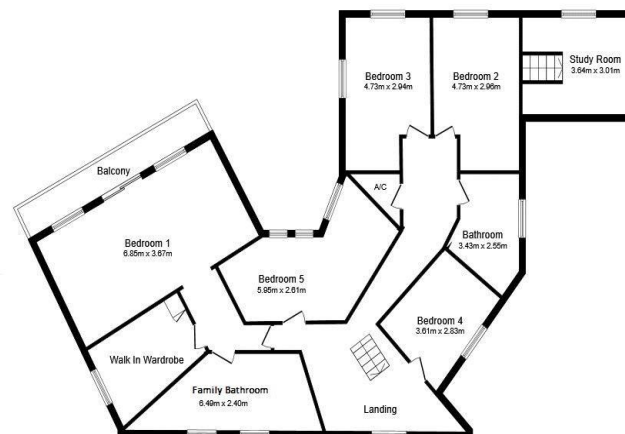








Ground Floor
Floor area 206.1 m²



First Floor
Floor area 145.2 m²

TOTAL: 351.3 m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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