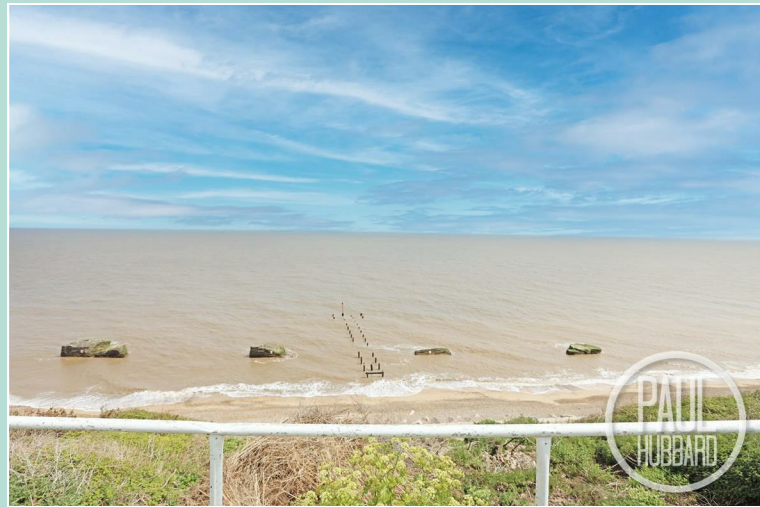


£625,000
Asking Price



The Street

Lowestoft, NR32 5HN

- Unique investment and income opportunity
- Situated on the stunning cliff front in Corton
- Ample development potential
- Historic Colemans Clyffe House
- Chain free
- Beautiful sea views
- Fantastic project to put your own stamp on
- Viewing is a must!
- Planning permission granted for x3 static caravans to stay in situ
- Ownership of 4 caravans



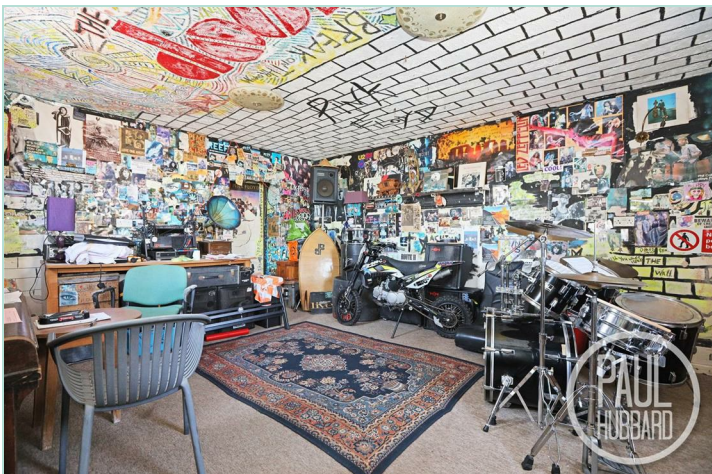


Location

This unique opportunity to own a piece of history and transform into what could be a great investment project is situated in the stunning cliff edge in the sought after Corton, close to local amenities and public transport links. Corton is superbly located just north of Lowestoft along the Suffolk coast, it boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

History

The Clyffe house originally dates back and was built by a railway contractor in the 19th century in the year of 1848, formally classed as a 'villa in the Victorian Elizabethan style. Positioned on just over 5 acres of land overlooking picturesque country and seaside views. The elaborately gabled house was of Suffolk brick and Caen stone which is still in place today. The property was first sold in 1860 and then sold for the second time shortly after in 1869, where the Coleman's (mustard) family took ownership into their hands and opened a very key part in Corton's history. During 1874 the property was re-named 'The Clyffe' after undergoing some enlargement where a large North service wing and tower was added. Over the next 20 years The Coleman's family become in acquisition of more land, eventually owning most of the village. The whole of the Colman estate in Corton was sold off over the years, by 1917 contents of the house had to be sold and the house was partially demolished, since then the property and surrounding land had been taken into new ownership and kept within the family until this current day.



Description

This fantastic plot boasts ample potential throughout, within a completed sale you will be in ownership of;

- The historic Coleman's Clyffe house, a detached property which currently comprises of 4 separate double bedrooms, a spacious kitchen/diner, sitting room, x2 bathrooms, x2 WC's, music room, utility room, lobby, sunroom, abundant amount of storage throughout and double garage with parking for multiple vehicles surrounding. Set across 2 floors, positioned in the middle of the grounds, requiring a modern touch particularly on the 1st floor but has heaps of potential. It has recently had UPVC double glazed windows fitted throughout and boasts original features including open fireplaces and stunning sea views which can be seen through windows at the rear of the property.

- Ownership of 4, 2 bedroom static caravan's
- License of 3 (currently) static caravan's, planning indicated for a further (subject to planning granted). Each caravan should achieve £1000-1200 per month on a fully furnished bills inclusive let.

- Surrounding land which currently offers ample parking to the front and laid lawn gardens which currently house the caravans.

Viewings are essential to see the full grounds and contents included.

Agent Note

- The plot can be accessed through the Azure sea's caravan park situated in Corton
- Not all rooms were able to be accessed, the floorplan has been drawn to its approximate representation

Financial Services

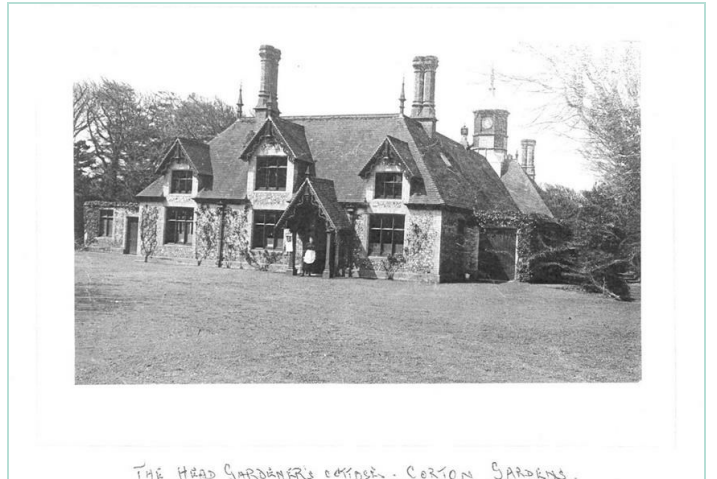
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors,



upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council

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



TOTAL FLOOR AREA : 2930 sq.ft. (272.2 sq.m.) approx.
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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements