



Town & Country
residential sales and lettings

The Hawk, Hawk Lane, Weeley, CO16 9AF
£790,000 Freehold

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RARELY AVAILABLE – HANDSOME VICTORIAN PROPERTY NESTLED IN A SUBSTANTIAL ESTABLISHED PLOT OF APPROXIMATELY 6.42 ACRES IDEAL FOR EQUESTRIAN USE.

WELCOME TO “THE HAWK” TRADITIONAL IN LAYOUT AND DESIGN, THIS FOUR BEDROOM BEAUTIFULLY POSITIONED FAMILY HOME WITH WITH OUTBUILDINGS AND A BARN, IS EVERYTHING THAT YOU WOULD EXPECT TO FIND IN A VICTORIAN RESIDENCE.

The property has undergone a level of modernisation. Whilst a lot of modern features exist, a large proportion of the property has been stripped back ready for a new owner to stamp their identity onto this versatile canvass and is ripe for personal renovation and a chance to add ones' individual style and design. A horseshoe private driveway with a beautiful Holm Oak tree standing proudly (TPO), is accessed via wrought iron security electric gates with imposing brick pillars, which sets the scene for the location spanning over 6 acres with a mixture of grazing, garden and natural habitat. The drive continues to the side and rear of the main house with a triple brick built garage block.

This charming home has traditional sash windows, high ceilings and open fireplaces and affords sizeable accommodation set out over two floors with a central hall and landing. On the ground floor you will find kitchen/diner, sitting room, second reception room, inner hall, cloakroom, boot room and utility room. The inner lobby has access to the cellar which is split into two areas with windows facing to the front. To the first floor is a spacious landing, four bedrooms and a family bathroom.

The whole plot extends to approximately 6.42 acres, and is predominately to the left of the main building. There is an expanse of established land, with a pond, a lake, Yurt style building with a log burner, large dome shaped greenhouse structure (not complete) and two timber sheds with power connected. There two further main structures.

The first is a Barn/Annexe with a storage room, gymnasium and central doors concealing an internal staircase to the first floor. The first floor has a main living area (with large feature picture windows), inner hall, bathroom and bedroom. A terrace also looks out over the lake. A further cabin exists, recently constructed and was mainly used as an office and storage.

With its diverse nature, position close to the A12/A120 and unique features it would suit a wide range of buyers interested in areas such as: equestrian, Air bnb or children activity centre and many more, subject to the usual regulations and planning.

AN IMPRESSIVE FAMILY HOME WITH HUGE AMOUNTS OF POTENTIAL



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GROUND FLOOR

ENTRANCE HALLWAY

16' 8" x 6' 6" (5.08m x 1.98m)

SITTING ROOM

15' 6" x 15' 2" (4.72m x 4.62m)

SECOND RECEPTION ROOM

15' 6" x 15' 2" (4.72m x 4.62m)

INNER HALL

8' 8" x 6' 7" (2.64m x 2.01m)

KITCHEN/DINING ROOM

22' 8" max x 19' 4" max (6.90m x 5.89m)

SIDE LOBBY

6' 8" x 6' 2" (2.03m x 1.88m)

CLOAKROOM

5' 8" x 4' 6" (1.73m x 1.37m)

BOOT ROOM

11' 1" x 10' 11" (3.38m x 3.32m)

UTILITY ROOM

24' 11" x 11' 1" (7.59m x 3.38m)

CELLAR AREA ONE

15' 0" x 14' 3" (4.57m x 4.34m)

CELLAR AREA TWO/STORE ROOM

15' 0" x 6' 6" (4.57m x 1.98m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

15' 2" x 14' 0" (4.62m x 4.26m)

BEDROOM TWO

15' 2" x 14' 0" (4.62m x 4.26m)

BEDROOM THREE

12' 4" x 10' 3" max (3.76m x 3.12m)

BEDROOM FOUR

10' 3" x 9' 2" (3.12m x 2.79m)

FAMILY BATHROOM

8' 7" x 8' 4" (2.61m x 2.54m)

EXTERIOR

FRONT/REAR GARDEN

SIDE GARDEN

BARN/ANNEXE

FIRST FLOOR:

KITCHEN/SITTING/DINING ROOM: 20'4 X 21'7 (WITH ACCESS TO TERRACE), INNER HALL: 10'4 X 3'2, BATHROOM: 10'2 X 8'1 AND BEDROOM AREA: 10'2 X 9'1.

CABIN/STUDIO/OFFICE/STORE ROOM

40' 1" X 9' 3" (12.21MX 2.82M)

GARAGE BLOCK

26' 11" X 17' 1" (8.20M X 5.20M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

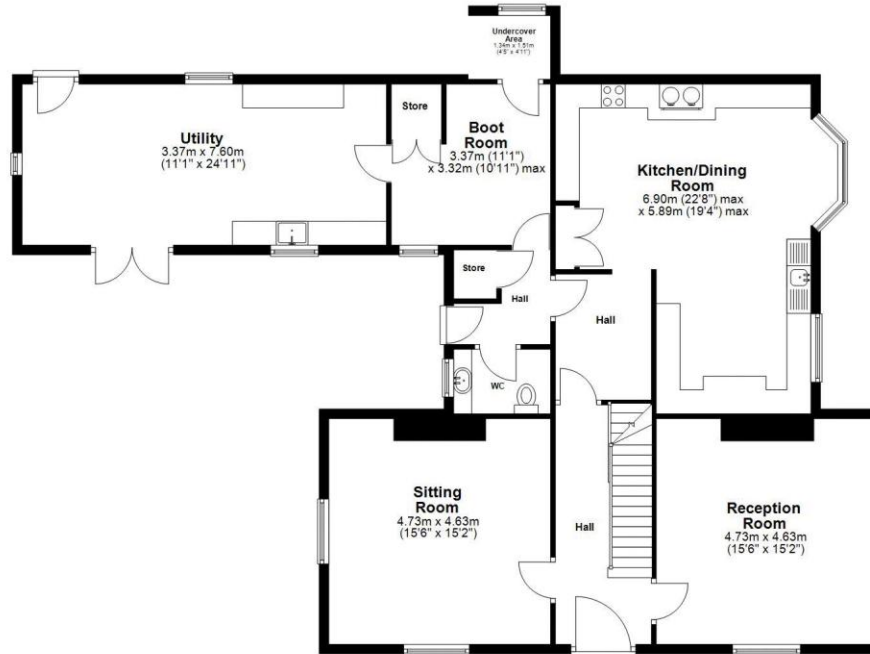








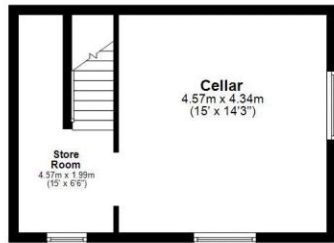
Ground Floor
Approx. 139.2 sq. metres (1498.3 sq. feet)



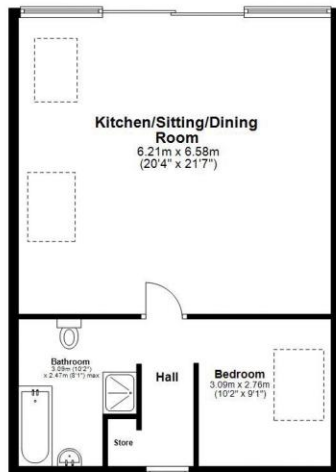
First Floor
Approx. 90.7 sq. metres (976.3 sq. feet)



Basement
Approx. 29.4 sq. metres (316.1 sq. feet)



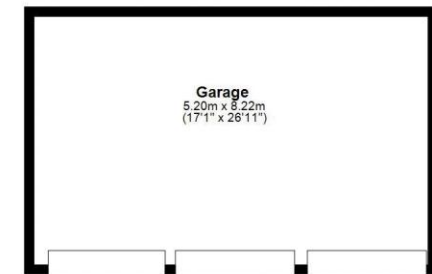
Barn
Approx. 61.8 sq. metres (665.7 sq. feet)



Outbuilding
Approx. 34.3 sq. metres (369.1 sq. feet)



Outbuilding
Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 398.1 sq. metres (4285.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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