



Southminster Road, St. Lawrence , Essex CM0 7NZ
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on the top of Saint Lawrence Hill, this unique character Victorian residence enjoys stunning uninterrupted countryside views, stretching towards the serene coastline of the River Blackwater. Originally built as a school for local children and with an adjoining teacher's cottage, it now offers a rare opportunity to improve and extend in order to make a truly individual home in an idyllic setting. The current accommodation comprises a reception hall/living room, a ground floor shower room, a study with dual aspect windows and a kitchen with linking utility room. The first floor comprises two double bedrooms, one with dual aspect windows providing stunning views to the south and west, and a second south facing bedroom, currently organised as a shower room. The property is set within a generous, mature and well stocked westerly facing front garden and a good sized back garden with numerous interesting original brick outbuildings and a wooden shed. The property offers parking and an attached weatherboard garage. School House requires renovation throughout but offers excellent scope and potential to make this a beautiful home for the right purchaser. Energy Rating F.



TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

AGENTS NOTE - DRAINAGE:

We understand that the current drainage system is a private system and non-compliant with current regulations. Any buyer will need to seek legal advice and undertake to upgrade the system.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



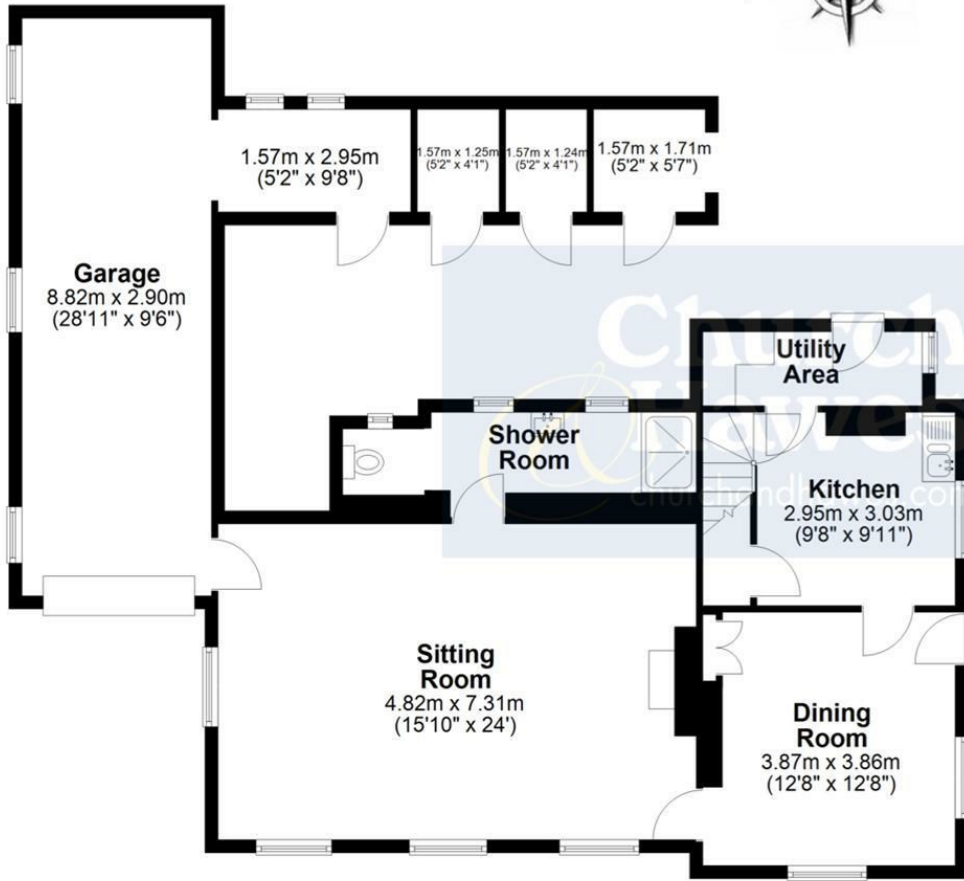


Ground Floor

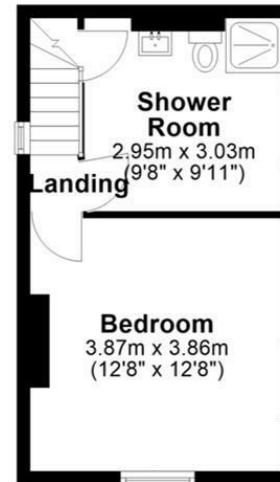


Approximate Internal Floor Area
 Main House 102 SQ M 1101 SQ FT
 Garage & Outbuildings 38 SQ M 404 SQ FT
 Total 140 SQ M 1505 SQ FT

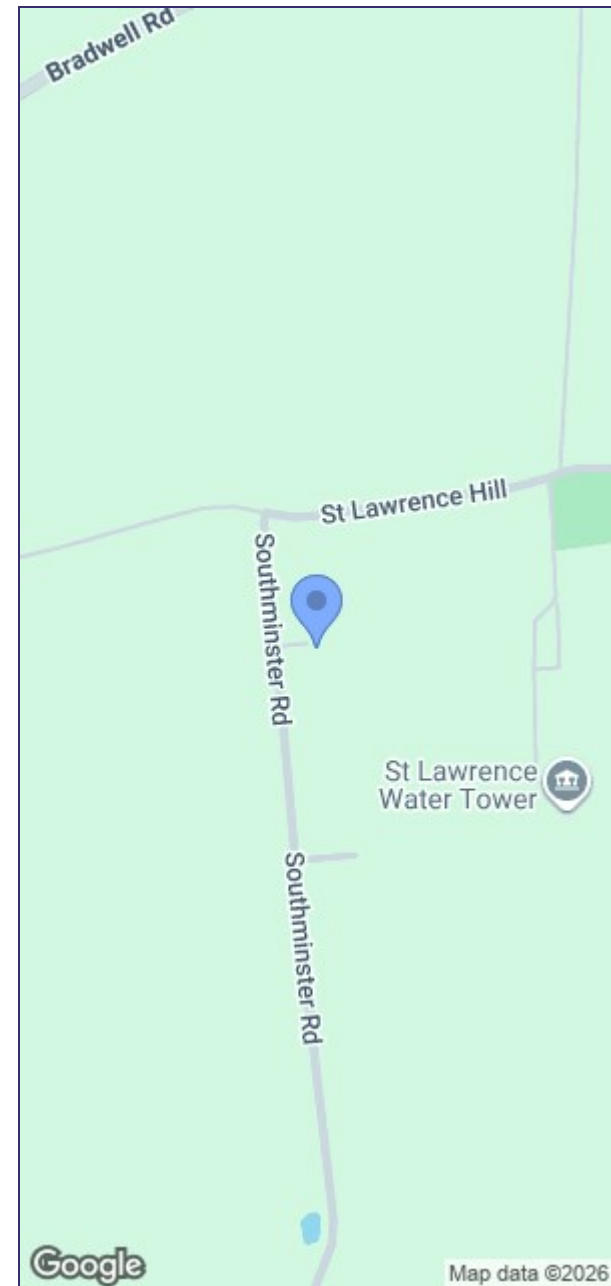
This floor plan is for guidance to layout only and is NOT TO SCALE.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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First Floor



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