

Paul Mason Associates



Green Lane, Althorne, Essex, CM3 6BH
Offers in excess of £650,000

- No Onward Chain
- Stunning Character Property
- Spacious Accommodation
- Character Features Throughout
- Surrounded by Idyllic Countryside
- Planning Permission for Detached Dwelling - 24/00250/FUL
- Off Road Parking
- Numerous Outbuildings
- Secluded Rear Garden
- EPC - E

Guide Price £650,000 - £695,000....No Onward chain....Set in an enviable non-estate position on the rural edge of Althorne, this attractive detached character cottage enjoys open countryside views and offers spacious, versatile accommodation arranged over two floors. The property provides four well-proportioned bedrooms and three generous reception rooms, combining period charm, including exposed beams and red-brick fireplaces, with the flexibility required for modern family living.

A particularly valuable feature is the existing planning permission for a detached one-bedroom property, offering excellent potential for independent accommodation or multi-generational living, subject to the relevant planning conditions.

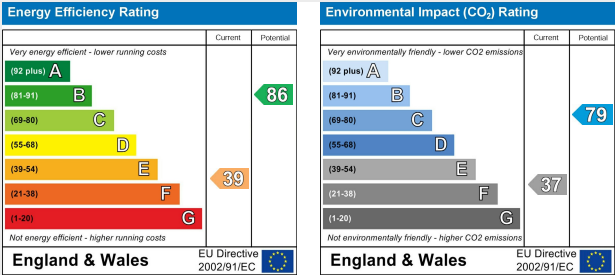
The accommodation begins with an entrance porch leading into the hallway, with stairs to the first floor, built-in storage and access to a flexible ground-floor bedroom or reception room. The kitchen/breakfast room offers ample storage and worktop space and leads to a separate utility room and ground-floor shower room.

Further accommodation includes a separate dining room, a sizeable living room with wide glazed doors overlooking the garden and farmland beyond, and a substantial office/snug with its own hallway and external side entrance, ideal for home working or guest use.

Upstairs, the landing serves three further bedrooms and a family bathroom with a freestanding bath and decorative tiling.

Outside, the private rear garden backs directly onto open farmland and provides space for seating, dining and recreation. To the side, an extensive gravel driveway offers off-road parking for numerous vehicles and leads to a detached timber garage/outbuilding.

This individual village home offers generous space, countryside views and exciting future potential. Viewing is highly recommended.



Location

Althorne is a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemark Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

ACCOMMODATION

Entrance Hall

Lounge

5.41m x 5.23m (17'8" x 17'1")

Dining Room

5.64m x 2.97 (18'6" x 9'8")

Kitchen / Breakfast Room

4.45m x 3.02m (14'7" x 9'11")

Utility Room

3.25m x 2.51m (10'7" x 8'2")

Bedroom Four/Reception Room

4.16m x 3.28m (13'7" x 10'9")

Office/Snug

3.0 x 1.9 (9'10" x 6'2")

Cloakroom/Shower Room

First Floor

Landing

Master Bedroom

3.38m x 2.87m (11'1" x 9'4")

Bedroom Two

3.40m x 2.87m (11'1" x 9'4")

Bedroom Three

2.92m x 1.93m (9'6" x 6'3")

Family Bathroom

Exterior

Overall plot measures to just under a third of an acre.

Front

Off road parking for six/seven vehicles. Side access to rear. Single garage with barn style door. Power and light. Wooden shed. Large side garden enclosed by fencing and hedges. Static home with full services to remain.

Rear Garden

Paved patio seating area with remainder laid to lawn with flower and shrub borders including a vegetable patch. Outside tap. Rear area with boiler shed and further timber sheds to remain.

Planning Permission

The proposed dwelling is a one bedroom property which commences with a hallway, benefits from an open plan lounge/kitchen/diner with stunning

views over the countryside to both the front and rear, a bathroom and a double bedroom. For further information relating to the planning approval please refer to Maldon District Councils website using reference:24/00250/FUL. The plot is approximately 3197 sq ft.

Services

Gas- No

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Oil Fired Central Heating

Local Authority - Maldon District Council
- Tax Band - E

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310 .

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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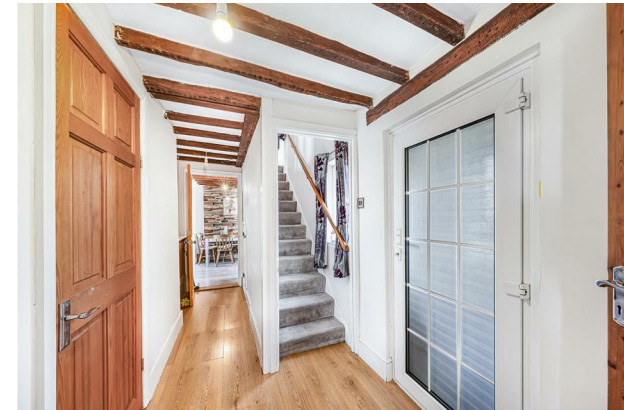
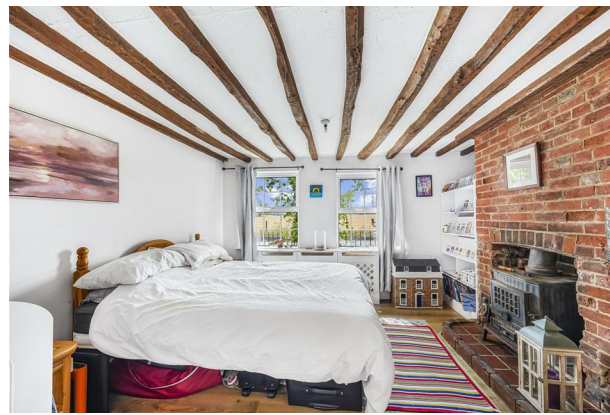
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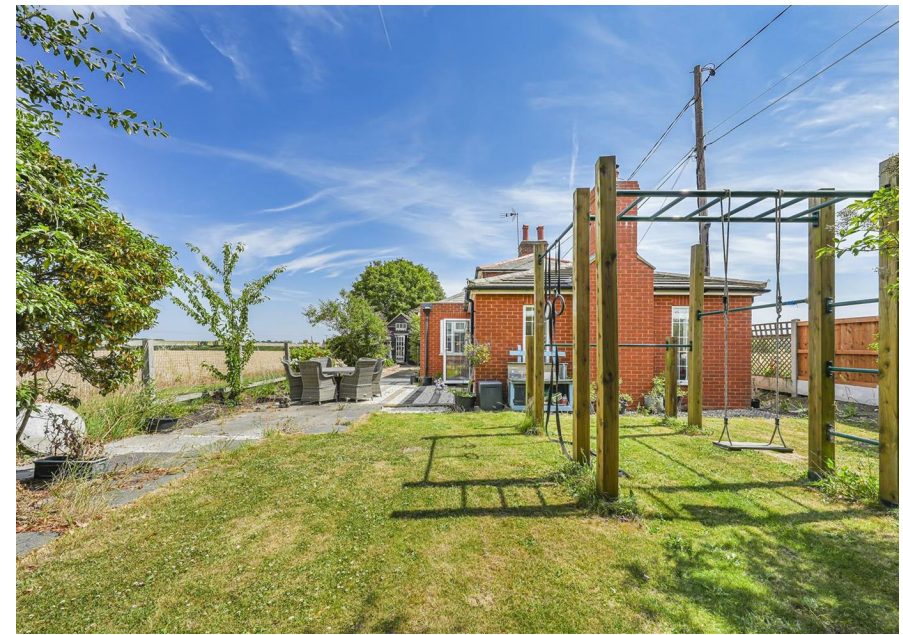
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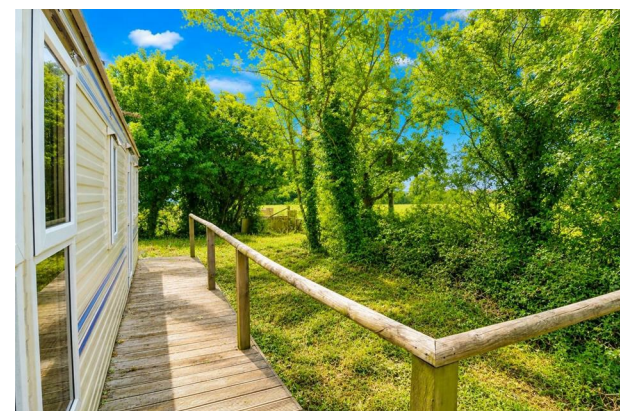
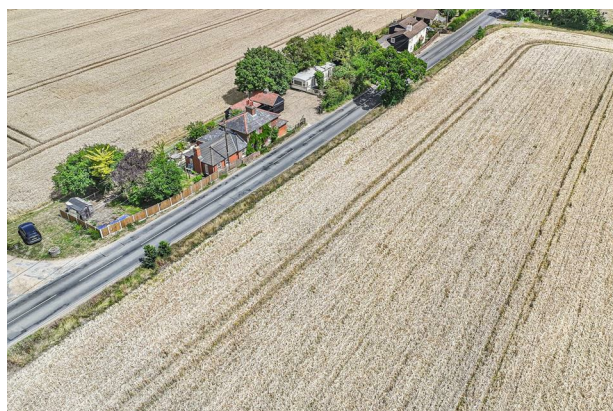
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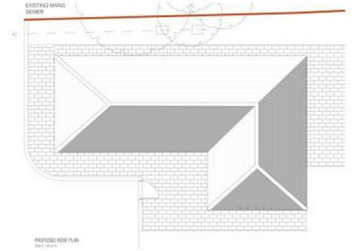
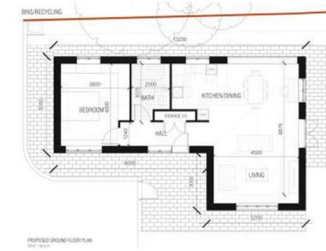
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KEY SCENE
(1/43)