

Crossways, Wignall Street, Lawford, Manningtree, CO11 2JL



Freehold

Guide Price

£500,000

Subject to contract

Unlisted Period House

4 bedrooms
2 reception rooms
2 bathrooms



An unlisted four bedroom detached house of character, constructed circa 1860, previously a public house requiring modernisation.

Some details

General information

An unlisted four bedroom detached house of character, constructed circa 1860 and previously a public house, requiring modernisation.

Believed to be the first time ever to be marketed, Crossways is a substantial detached house requiring modernisation. The property retains many original features such as exposed beam work with heavy timbers throughout and Inglenook fireplace. The accommodation briefly consists of two reception rooms, kitchen diner leading to the main kitchen area which has a walk in pantry and storage cupboard. The first floor landing provides access to the principal bedroom with en-suite bathroom, bedroom two and shower room. A further staircase takes you to the two further eaves bedrooms that have restricted head height.

Entrance hall

6' 7" x 6' 7" max (2.01m x 2.01m)

Sitting room

16' 11" x 15' 4" (5.16m x 4.67m)

Dining room

15' 4" x 13' 4" (4.67m x 4.06m)

Kitchen/breakfast room

12' 7" x 11' 10" (3.84m x 3.61m)

Kitchen

15' 5" x 7' 5" (4.7m x 2.26m)

Pantry

6' 11" x 3' 2" (2.11m x 0.97m)

Landing

12' 9" max x 7' 2" (3.89m x 2.18m)

Bedroom one

16' 10" x 10' 7" x 15' 5" (5.13m x 4.7m)

Ensuite

7' 8" x 6' (2.34m x 1.83m)

Bedroom two

12' 1" x 9' 11" (3.68m x 3.02m)

Shower room

10' 3" max x 4' 7" (3.12m x 1.4m)

Landing

Bedroom three

15' 10" max x 11' 5" max (4.83m x 3.48m)

Bedroom four

12' 5" x 11' 5" max (3.78m x 3.48m)

The outside

The previous side garden has full planning permission for 2 no. 3 bedroom detached houses which is available by separate negotiation and will require the current entrance for Crossways to be annulled with a new entrance point and parking space created. There is also a dilapidated barn and carport.

Where?

Lawford is a popular residential area with many countryside walks nearby and approximately 1 mile from Manningtree with its bustling town centre offering a variety of facilities including public houses, restaurants, banks, library and Tesco Express and Co-Op convenience stores for day to day needs. The mainline railway station is again approximately 1 mile away and offers direct links in to London Liverpool Street.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Directions

From our office proceed away from Manningtree town centre along Station Road at the roundabout take the second exit proceeding up Cox's Hill, at the following roundabout turn right onto Wignall Street where the property will be found on the left hand side.

Ref:49740/TC

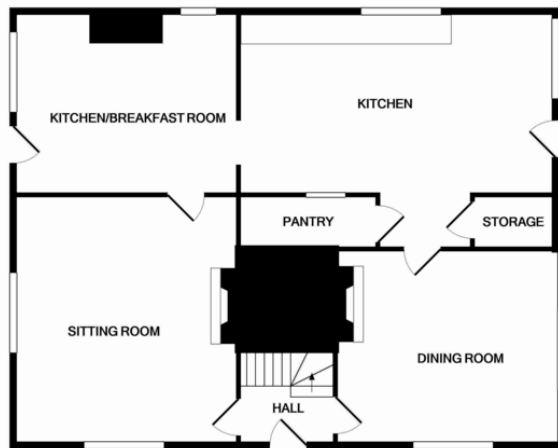
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

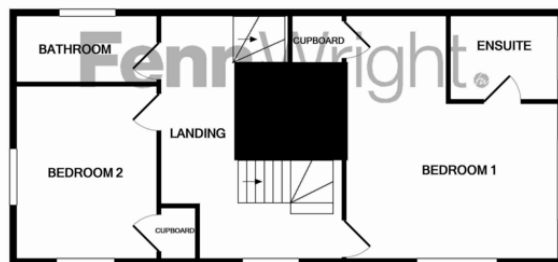
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Viewing

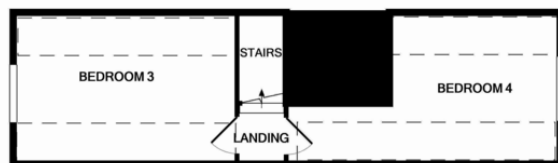
To make an appointment to view this property please call us on 01206 397 222.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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To find out more or book a viewing

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