





77 Hungerdown Lane  
Lawford  
Manningtree  
CO11 2LX

A 2/3 bedroom semi detached house with just over 4 acres of land with outbuildings and a partly finished detached annexe that could be used as a holiday let.

This versatile property provides the flexibility to run a business from home with its outbuildings, land and detached annexe.

- Two/Three bedrooms
- Ground floor study or bedroom three
- Farmhouse style kitchen/diner
- Sitting room with wood burner
- Grounds of just over 4 acres
- Kitchen garden
- Various outbuildings
- Unfinished detached annexe/holiday let



The property is entered via the utility/boot room with open doorway to the sitting room which has a wood burning stove window to the front elevation, stairs to the first floor and open aspect to the kitchen diner which has a range of farmhouse style wall and base units with space for a range style oven with extractor over, integral dishwasher, butler style sink with swan neck mixer tap and a solid fuel Rayburn cooker that also runs the central heating and hot water as an alternative to the oil fired heating also installed. An internal door leads back to the sitting room and inner hall that has under floor heating that extends in to the bathroom that has a modern white suite with double ended roll top bath with central mixer tap with shower attachment, low level WC and wash hand basin. The ground floor bedroom or study has underfloor heating, a vaulted ceiling and French style doors leading out to the garden.

The first floor landing has a window to the rear and provides access to both bedrooms. The master bedroom has dual aspect windows to the front and rear elevations and an exposed central ceiling beam and the adjacent second bedroom has a period fireplace and window to the front.

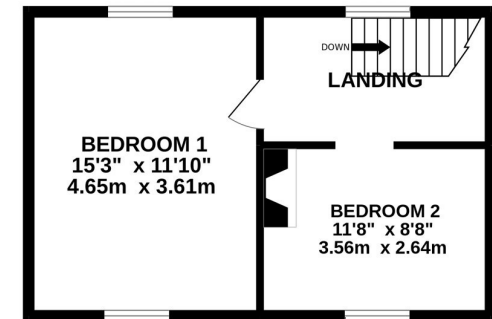
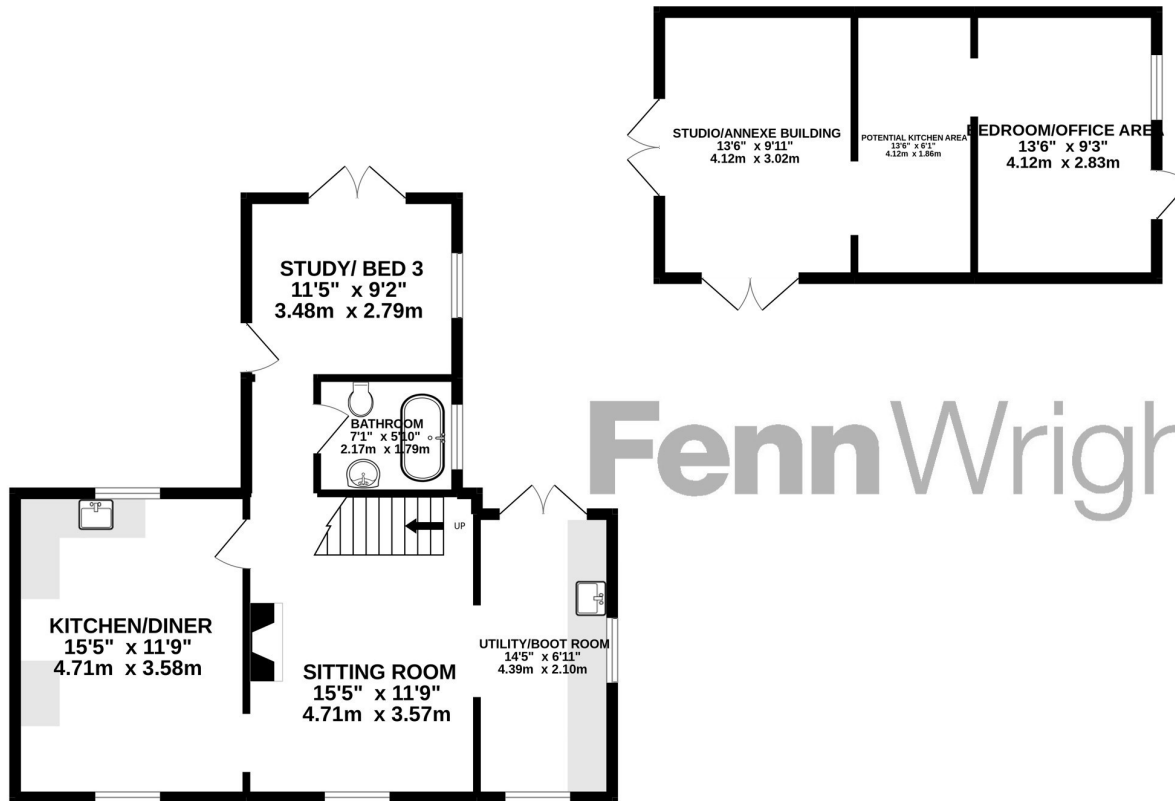






GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

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## Outside

The property is set back from a single track country lane with gated access to the extensive driveway that continues round to the yard area which and provides full size articulated vehicle turning space ( the current owner has an HGV operators licence at the property). There are various storage/garage outbuildings including a large insulated workshop with 3 phase electricity supply and a partly completed 12.2m x 9.2m steel framed barn which is available by separate negotiation. There is a very pretty kitchen garden area enclosed by estate fencing with greenhouse and independent borehole fed water supply. The detached annexe is nestled amongst mature trees and enjoys views of the field, kitchen garden and it's own patio area. The majority of the plot is grassed and the field is currently used as paddock land but has been previously used for growing hay for many years.

## Location

Lawford is a popular area with good primary and secondary schooling nearby and approximately 1 mile from Manningtree town centre with its bustling town centre offering a variety of facilities including public houses, restaurants, bank, library, Tesco Express and Co-Op convenience stores for day to day needs.

The mainline railway station is again approximately 3 miles away and offers direct links in to London Liverpool Street.

## Directions

Follow satnav Postcode CO11 2LX

## Important Information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired heating and solid fuel Rayburn.

Tenure - Freehold

EPC rating - TBC

Our ref - TC

Planning permission for a 2 storey side extension to form an additional living room, study 2 further bedrooms and en-suite has been passed under application number 10/00721/FUL under Tendring District Council and the footings have been laid by the current owner.

77 Hungerdown Lane is sold subject to an overage clause reserving to the vendor 25% of any increase in value arising from the grant of planning consent for alternative use or development of the site on to a separate title. This provision will remain in force for a period of 30 years and will be triggered upon the sale of the land or implementation.





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