

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS
LITTLE GLEBE, SPRING LANE, LEXDEN
COLCHESTER
CO3 4AN

A rare opportunity in prime area, convenient for town centre. Substantial UNLISTED period cottage, requiring refurbishment, with flexible accommodation. 'Cart-Lodge' - Studio, Workshop & Maisonette. Outbuildings & Barn, Garage & Converted Double Garage, Ample Parking, Scope to Develop (stp), Plot approaching 0.9 ACRES (sts).



2105

Price Guide £750,000

HALL, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY, STUDY/BEDROOM, BEDROOM, BEDROOM, BATHROOM, CLOAKROOM, BEDROOM, EN-SUITE BATHROOM. FLAT 1 OR MORE ACCOMMODATION: HALL, LOUNGE/DINING ROOM/KITCHEN, BEDROOM, BATHROOM. FLAT 2 OR MORE ACCOMMODATION: HALL, SHOWER CUBICLE, LOUNGE/DINING ROOM/KITCHEN, BEDROOM. CLOAKROOM. STUDIO/MAISONETTE: SITTING/DINING ROOM/KITCHEN/BEDROOM, SHOWER ROOM, CLOAKROOM. VARIOUS OUTBUILDINGS, GARAGE, CONVERTED DOUBLE GARAGE. GENEROUS PARKING, APPROACHING 0.9 ACRES (sts) MATURE PLOT.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS & AREA : The property is located on a no-through road, just off the premier Lexden Road, in the popular borough of Lexden, conveniently situated just over a mile west of Colchester town centre, with the postcode CO3 4AN, and affording easy access to the A12.

An excellent location to access Colchester's Grammar Schools (Royal Grammar, for boys and County High, for girls), Private Schools (Colchester High/St. Mary's/Oxford House/Holmwood House), and Senior State Schools (Philip Morant/Stamway), this property is located in a prime area, and therefore early viewing is advised.

Colchester town centre has the renowned Roman castle, extensive shopping amenities, the Mercury Theatre, leisure facilities, bars and restaurants. In addition, there are various out of town centre retail/shopping facilities. For commuters, Colchester North Station is a short drive away, offering a fast and frequent train link to London's Liverpool Street, in just under one hour.

For leisure, there are various golf clubs, for all levels of ability, the very popular Colchester Zoo, and sailing is available at West Mersea (approximately 9 miles). For those seeking the coast, Frinton/Walton (approximately 18 miles) and Clacton-on-Sea (approximately 20 miles), offer seaside interest, and for walking, there is the beautiful countryside of the Colne and Stour Valleys.

There are excellent road links, via the Spring Lane Junction 27, on to the A12 for Chelmsford/M25 and A120 to Stansted/M11, and northwards to Ipswich for the A14 Felixstowe/Bury St Edmunds/Cambridge/The Midlands connections.

DESCRIPTION : An exciting and rare opportunity to acquire a substantial unlisted period cottage, of over 3,000 square feet, requiring refurbishment and modernisation, together with an attractive large 'Cart-Lodge' style building, currently utilised as a Studio, Workshop and self-contained Maisonette. There are other additional Outbuildings, providing a variety of uses, and all standing in a mature total plot, approaching 0.9 Acres (sts).

Features displaying the property's character include exposed timbers and brickwork, fireplaces and spiral staircases.

The main house has gas fired heating via radiators, together with a pair of solar panels and the Cart-Lodge has solar panels on its rear roof aspect.

The main house is currently configured as a family home, mainly on the ground floor, with the majority of the first floor converted into two self-contained flats. Some of the rooms on the ground floor are currently used as bedrooms, however, many may wish to reconfigure these as reception rooms and alter the upstairs accommodation to more traditional usage, incorporating bedrooms and bathrooms. A self-contained flat could still be maintained, if desired, or the property offers the option to provide an Annexe.

The detached sympathetically constructed 'Cart-Lodge' style building offers a Studio, Workshop and self-contained Maisonette on the first floor.

It is felt that this entire property offers enormous scope for improvement and alteration and could suit a multitude of uses, ranging from substantial characterful family living, dual-generation occupancy and for those wishing to work from home. It may also be possible for the detached building to have change of use into a

commercial building, from which to run a suitable business, subject to the necessary planning requirements.

There is a large Workshop and former Foundry, and within the grounds, an additional large Barn with attached Workshops/Sheds.

There is a Double Garage, which has been converted into an Artist's Studio, but could easily be re-instated to its former use, and an additional Single Garage, with two driveways, providing extensive vehicular standing.

The mature plot, which extends to approaching 0.9 Acres (sts), affords a high level of privacy, being enclosed by a high red-brick wall and hedging. It is laid to extensive lawns with mature trees and shrubs.

It is felt that subject to the necessary planning permissions, there could be the potential for Building Plots and re-development, either utilising or removing the existing property.

Owing to the variation of options possibly available for this property, early viewing is strongly advised.

Viewing is strictly by appointment.

MAIN HOUSE :

GROUND FLOOR:

HALL:

SITTING ROOM: 8.13m (26'8") x 3.76m (12'4")

DINING ROOM: 4.78m (15'8") x 2.84m (9'4")

KITCHEN: 5.79m (19'0") x 3.68m (12'1")

UTILITY ROOM: 2.77m (9'1") x 2.26m (7'5")

STUDY/BEDROOM: 3.84m (12'7") x 2.29m (7'6")

BEDROOM: 3.68m (12'1") x 2.95m (9'8")

BEDROOM: 4.75m (15'7") x 3.63m (11'11")

BATHROOM:

CLOAKROOM:

FIRST FLOOR:

BEDROOM: 5.33m (17'6") x 4.14m (13'7")

EN-SUITE BATHROOM:

SELF-CONTAINED FLAT 1 OR FURTHER MAIN HOUSE ACCOMMODATION :

Entrance door to:

GROUND FLOOR:

HALL:

FIRST FLOOR:

OPEN-PLAN LOUNGE/DINING ROOM/KITCHEN: 6.91m (22'8") x 3.94m (12'11") + Kitchen recess.

BEDROOM: 3.86m (12'8") x 3.05m (10'0")

BATHROOM:

**SELF-CONTAINED FLAT 2 OR FURTHER MAIN HOUSE ACCOMMODATION :
3.86m (12'8") x 2.13m (7'0")** Entrance door to:

GROUND FLOOR:

HALL:

SHOWER CUBICLE:

FIRST FLOOR:

OPEN-PLAN LOUNGE/DINING ROOM/KITCHEN: 4.24m (13'11") x 3.58m (11'9")
Maximum measurements. L-shaped room.

BEDROOM: 3.86m (12'8") x 2.13m (7'0")

CLOAKROOM:

STORAGE:

SELF-CONTAINED STUDIO/MAISONETTE : External spiral staircase to:

OPEN-PLAN SITTING/DINING ROOM/KITCHEN/BEDROOM: 17.12m (56'2") x 4.80m (15'9")

SHOWER ROOM:

CLOAKROOM:

OUTBUILDINGS : ARTIST'S STUDIO - CONVERTED FROM DOUBLE GARAGE:
6.15m (20'2") x 5.74m (18'10")

FORMER FOUNDRY:

CART-LODGE:

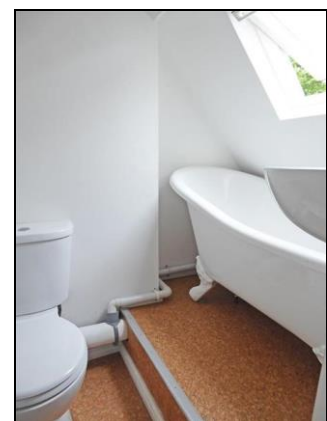
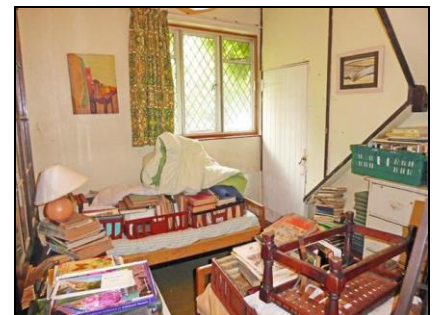
STUDIO: 5.36m (17'7") x 5.26m (17'3")

WORKSHOP: 7.32m (24'0") x 5.23m (17'2")

BARN & ATTACHED WORKSHOPS/SHEDS:

GARAGE:

OUTSIDE : The property offers generous parking areas, mature cottage gardens with seating areas and extensive lawns, with mature trees, hedging and fruit trees, partly enclosed by high red-brick wall, with the total plot approaching 0.9 Acres (sts).

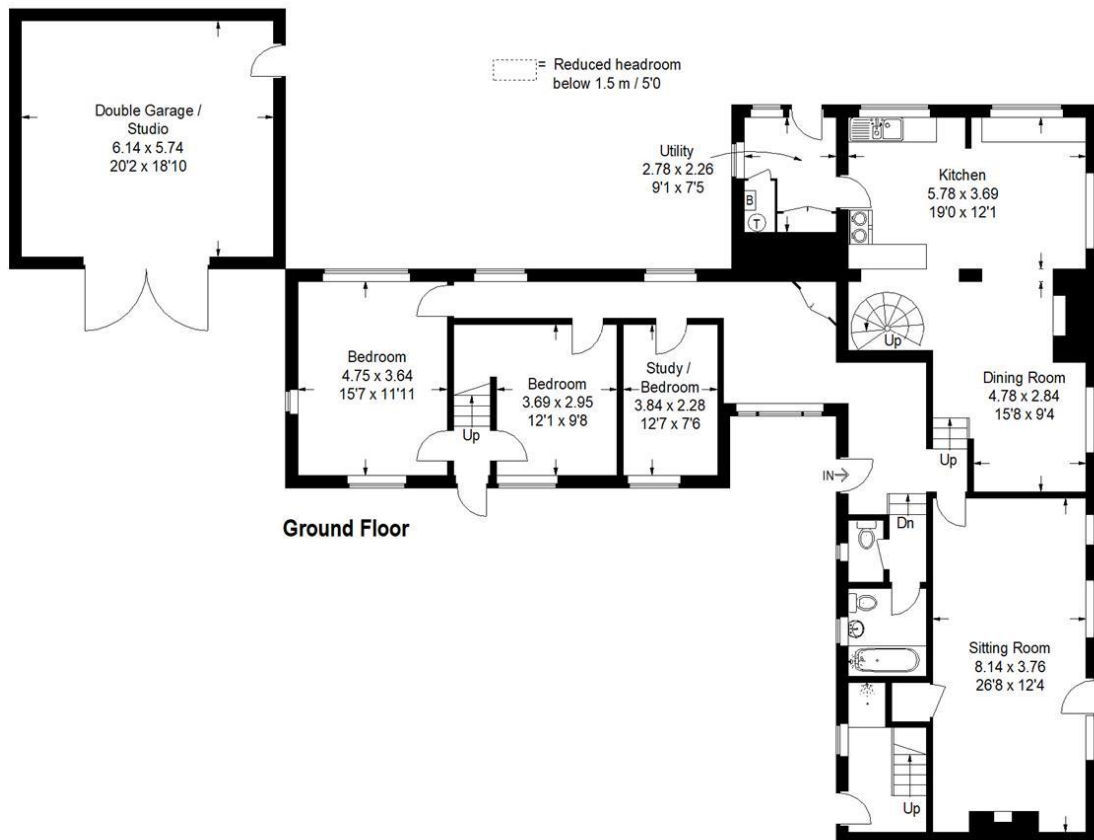






Little Glebe, Lexden, CO3 4AN

Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft
 Double Garage / Studio = 36.1 sq m / 388 sq ft
 Total = 206.7 sq m / 2224 sq ft



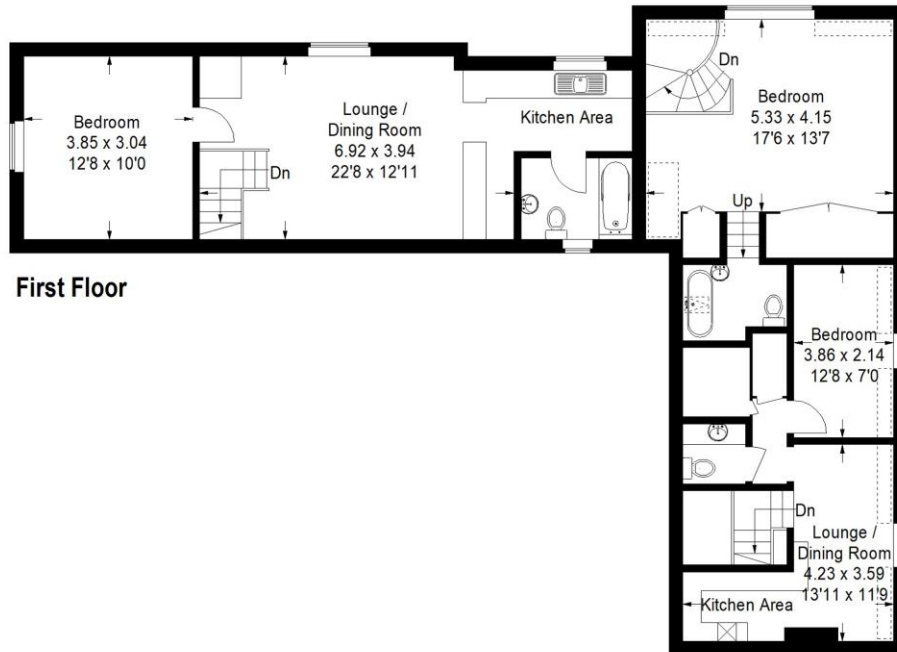
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft



= Reduced headroom below 1.5 m / 5'0"



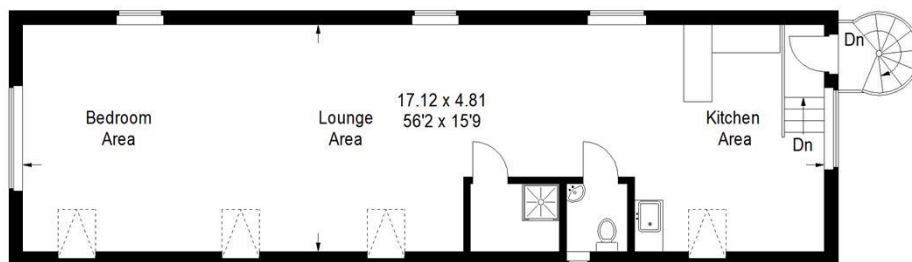
First Floor

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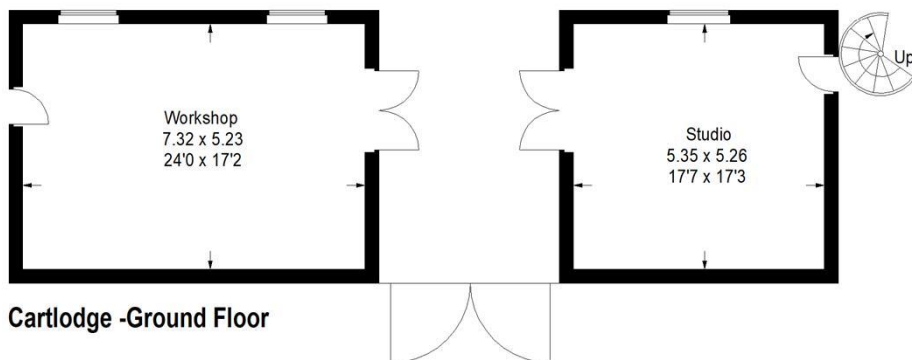
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Cartlodge = 150.9 sq m / 1624 sq ft

= Reduced headroom below 1.5 m / 5'0"



Cartlodge -First Floor



Cartlodge -Ground Floor

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Energy Performance Certificate



The Little Glebe, Spring Lane, COLCHESTER, CO3 4AN

Dwelling type: Detached house
 Date of assessment: 05 February 2019
 Date of certificate: 05 February 2019
 Reference number: 8121-7622-6050-7225-4906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 253 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

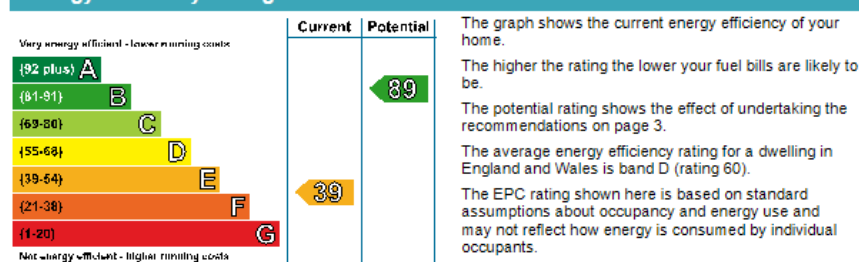
Estimated energy costs of dwelling for 3 years:	£ 9,933
Over 3 years you could save	£ 6,066

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 606 over 3 years	£ 354 over 3 years	
Heating	£ 8,976 over 3 years	£ 3,282 over 3 years	
Hot Water	£ 351 over 3 years	£ 231 over 3 years	
Totals	£ 9,933	£ 3,867	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 408
2 Room-in-roof insulation	£1,500 - £2,700	£ 2,658
3 Internal or external wall insulation	£4,000 - £14,000	£ 1,590

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

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