



Well Lane, Stock, Ingatestone

GuidePrice: £1,160,000



acorus®

**Well Lane
Stock
Ingatstone
Essex
CM4**

An attractive four bedroom detached farmhouse with attached single storey one bedroom self-contained annexe all set in a good sized plot with ample parking, large garden, and three small outbuildings located to the south of the popular village of Stock.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for
further information)

FOR SALE BY PRIVATE TREATY / FREEHOLD
WITH VACANT POSSESSION ON COMPLETION

Guide Price: £1,160,000

REF: C386

These particulars give only a general outline and your attention
is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located to the south of the sought after village of Stock.

The historic village offers a variety of facilities and amenities including primary school and pre-school, churches, village hall, village shop, post office, coffee shop, restaurant and public houses, and a hotel and spa.

There is a network of footpaths and bridleways to enjoy.

Stock is within easy access of the A12 and M25 with nearby Billericay and Ingatestone providing main line train stations to London.

DESCRIPTION

An attractive four bedroom detached farmhouse with attached single storey one bedroom self-contained annexe all set in a good sized plot with ample parking, large garden, and three small outbuildings located to the south of the popular village of Stock.

ACCOMMODATION

With double glazed windows throughout, the accommodation comprises:

Ground Floor

Entrance Hall
Understairs storage cupboard; tiled floor.

Lounge
3.69m x 4.80m
Gas fire, French doors with external awning to large patio and garden.

Study
2.81m x 1.83m

Kitchen
3.69m (max) x 2.83m
A range of wall and base units with laminated worktops, built-in electric oven and inset gas hob, 1.5 single drainer sink unit, space for dishwasher, small dining area and French doors to large patio and garden.

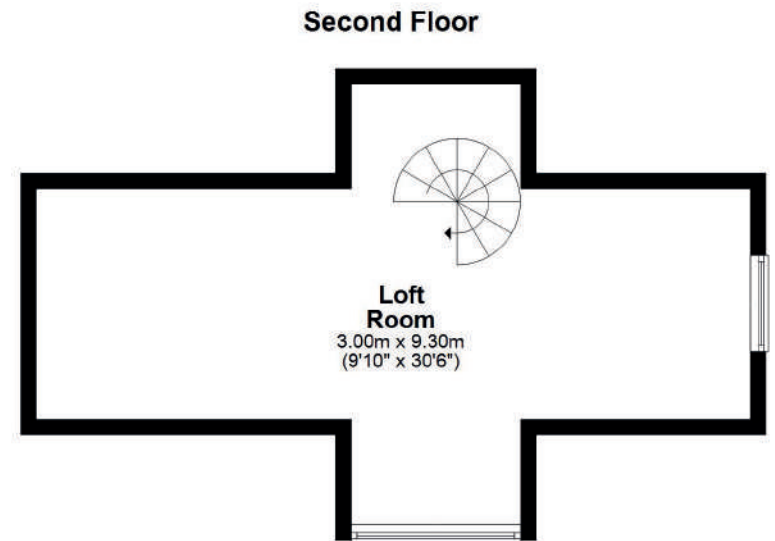
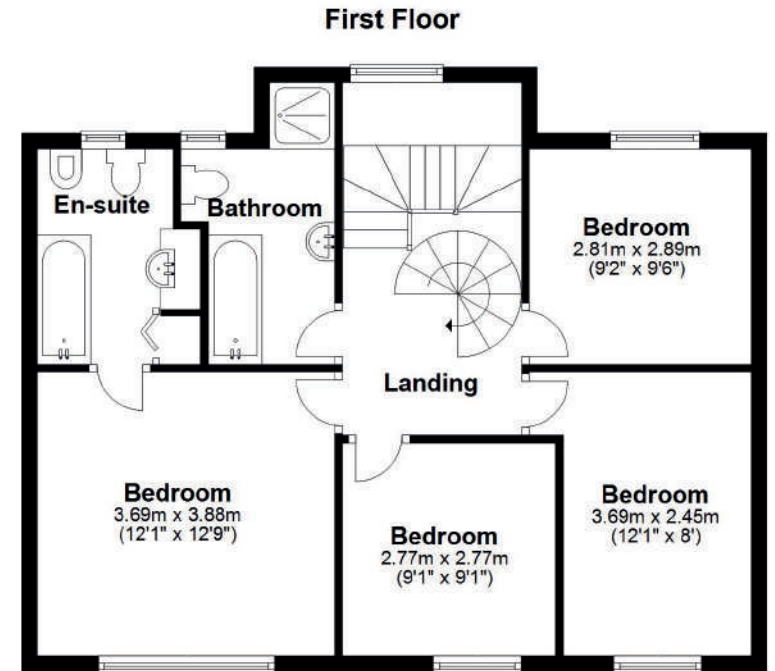
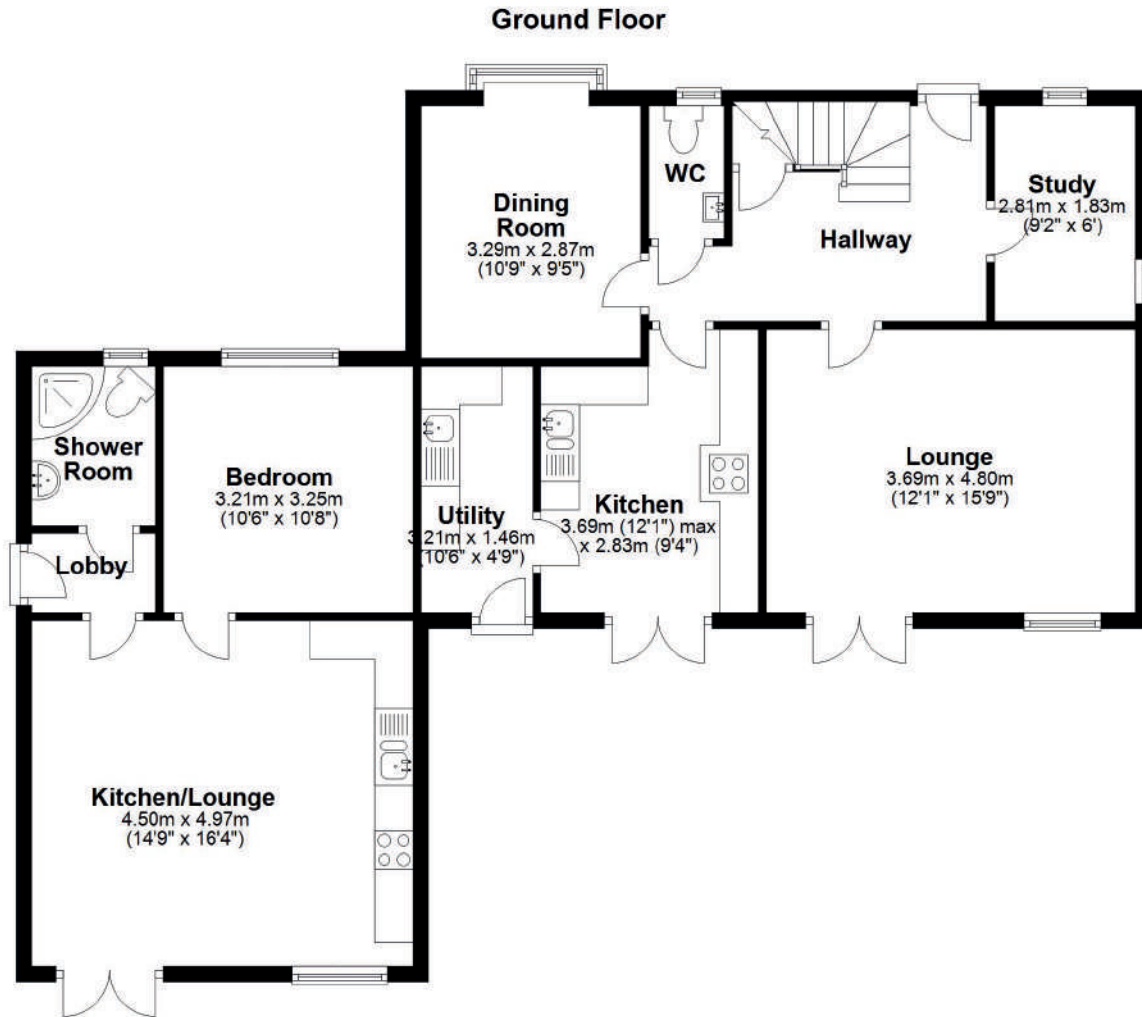
Utility Room
3.21m x 1.46m
Base units with laminated worktops, single drainer stainless steel sink unit, space for double fridge/freezer, space for washing machine, gas boiler, tiled floor and door to large patio and garden.

Dining Room
3.29m x 2.87m
Bay window and tiled floor.

W/C
Low level flush W/C and wash hand basin.

Split level stairs to first floor with window ledge and feature window.

FLOOR PLANS



56 Well Lane

ACCOMMODATION

First Floor

Landing

Spiral staircase to Attic Room/Family Room.

Master Bedroom

3.69m x 3.88m

En-Suite Bathroom

Bath, low level flush W/C, bidet, wash hand basin and airing cupboard.

Bedroom 2

3.69m x 2.45m

Bedroom 3

2.81m x 2.89m

Bedroom 4

2.77m x 2.77m

Family Bathroom

Bath, shower cubicle, low level flush W/C and wash hand basin.

Second Floor

Attic Room/Family Room

3m x 9.30m

Wooden flooring, roof windows and gable end window opening to Juliet balcony, storage cupboards under eaves.

OUTSIDE

Gravelled driveway with ample parking.

Large established garden mainly laid to lawn with large patio.

Small polytunnels used for domestic purposes.

Three small outbuildings. The outbuilding adjacent to the main dwelling with veranda (known as 'The Pavillion') close to the small Summerhouse is currently used as an additional utility room to the main dwelling and one side also serves, on the opposite side, the self-contained annexe.

Small Summerhouse.

Self-Contained Single Storey Annexe

The annexe is attached to the main dwelling but there is no connecting door.

The accommodation comprises:

Entrance door to Lobby area.

Lounge and Kitchen/Dining Room

4.5m x 4.97m

Bedroom

3.21m x 3.25m

Shower Room

Shower cubicle, low level flush W/C and wash hand basin.

Small self-contained garden to the rear and small patio area to the front.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling in

June 1993 subject to an Agricultural Occupancy Condition. Condition four states:

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water, electricity and gas.
Drainage is to a septic tank.
Central heating is provided by gas.

LOCAL AUTHORITY

Chelmsford City Council
www.chelmsford.gov.uk
01245 60 66 06

Council Tax Band F.
Annexe: Council Tax Band A.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE

RdSAP Rating:

Main Dwelling: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Annexe: C

Score	Energy rating	Current	Potential
92+	A		127 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent Acorus.





IMPORTANT NOTICE

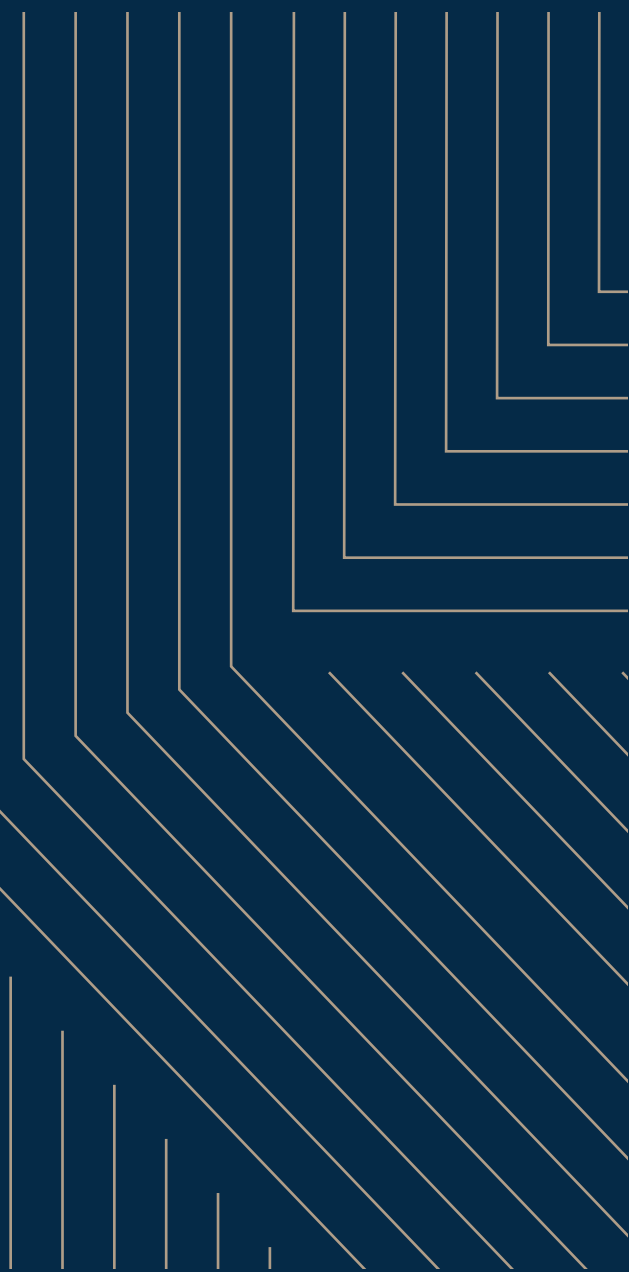
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