

# Paul Mason Associates



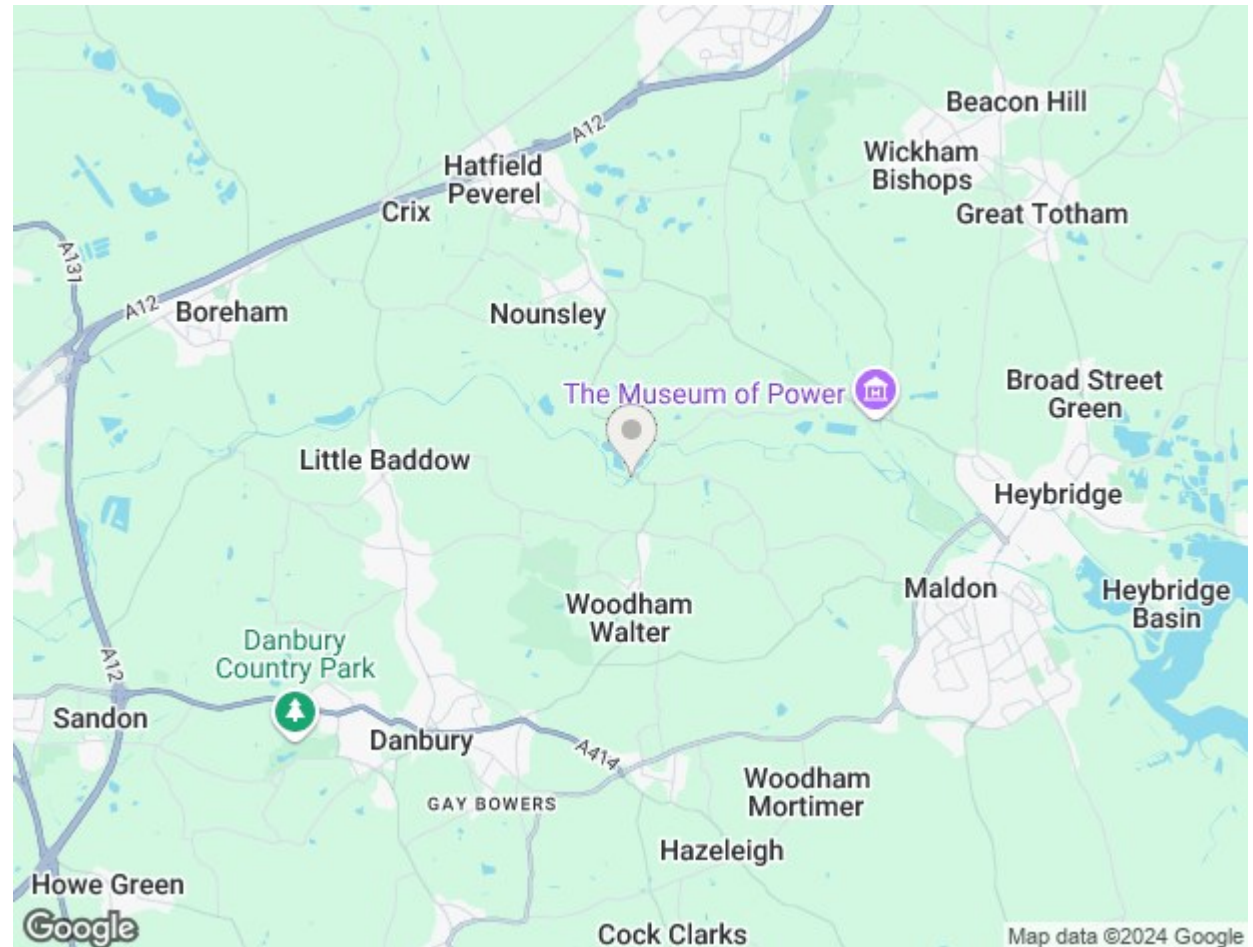
Hoe Mill Lock, Ulting, Essex, CM9 6RA

Guide price £580,000

- Grade II listed detached cottage built in 1796
- Amazing river views along the River Chelmer
- Rarely available opportunity
- Two good size bedrooms
- Ensuite WC to master bedroom plus ground floor bathroom
- Sitting room with feature fireplace, plus separate garden room
- Self contained potential bedroom/sitting room
- Numerous outbuildings including large workshop and studio/office
- Shepherds Hut with own garden & shower room/WC
- Secluded garden plus car port and driveway providing ample parking

**\*\*GUIDE PRICE £580,000 - £600,000\*\***.....Paul Mason Associates are delighted to offer for sale this splendid detached Grade II Listed cottage, situated by the side of Hoe Mill Lock along The River Chelmer, offering amazing river views. 'The Lock House' originates back to circa. 1796 and offers a wealth of charm and character including large sash windows offering amazing river, lock and countryside views. The property also boasts an array of outbuildings offering ample potential, some of which include a large detached workshop, detached studio and Shepherds Hut with garden area and WC. The accommodation is well presented throughout and includes two good size bedrooms, ensuite WC to master bedroom plus ground floor bathroom, sitting room with feature fireplace, fitted kitchen and garden room. The property also boasts a self contained potential further bedroom or additional sitting room with views over the garden. Further features include a car port, large driveway providing ample off street parking, oil central heating and good size secluded garden. An internal viewing is highly recommended to appreciate this stunning property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(81-91) <b>A</b>
(69-80) <b>C</b>			(69-80) <b>B</b>
(55-68) <b>D</b>			(55-68) <b>C</b>
(39-54) <b>E</b>			(39-54) <b>D</b>
(21-38) <b>F</b>			(21-38) <b>E</b>
(1-20) <b>G</b>			(1-20) <b>F</b>
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Distances

Hatfield Peverel Train Station - 3.2 miles

A12 Northbound - 2.9 miles

A12 Southbound - 3.5 miles

Maldon Town Centre - 3.8 miles

Chelmsford City Centre - 10 miles

Stansted Airport - 23 miles

All Distances Are Approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Entrance door. Under stairs storage cupboard. Stairs to first floor.

#### Sitting Room

4.78m x 3.66m (15'8" x 12'0" )

Full height sash window to front. Feature brick fireplace with fitted multi fuel burner. Two Radiators.

#### Kitchen

4.99m x 2.48m (16'4" x 8'1" )

Sash window to side and rear and door to rear. Range of units to base and eye level finished with work tops incorporating sink unit. Space for dishwasher, fridge and cooker. Fitted shelving. Radiator.

#### Utility Area

Space for full height fridge/freezer. Space and plumbing for washing machine.

#### Bathroom

Sash window to rear. Three piece suite comprising panelled bath with shower over and mixer taps. Low level WC. Vanity wash hand basin. Wood flooring. Radiator. Extractor Fan. Shaver point.

#### Garden Room/Dining Room

4.58m x 1.85m (15'0" x 6'0" )

Windows to side and doors to front and rear.

### FIRST FLOOR

#### Bedroom One

4.88m x 3.87m (16'0" x 12'8" )

Sash window to front and rear. Two radiators. Built in wardrobes.

#### Ensuite WC

Modern white suite comprising low level WCC and vanity wash hand basin with mixer taps and storage below.

#### Bedroom Two

3.00m x 2.49m (9'10" x 8'2" )

Sash window to rear. Radiator. Built in wardrobe.

#### Landing

Sash window to front. Stairs to ground floor.

### EXTERIOR

#### Self Contained Potential Bedroom/Sitting Room

4.98m x 3.26m (16'4" x 10'8" )

Windows to rear and side. Door to side. Power and light connected. Radiator. Wood flooring. Exposed brickwork.

#### Workshop

5.97m x 3.05m (19'7" x 10'0" )

Double opening hinged doors to front. Power and light connected.

#### Studio

2.94m x 2.87m (9'7" x 9'4" )

A splendid detached studio with door to side and window overlooking garden. Power and light connected.

#### Car Port & Driveway

Providing off street parking for numerous vehicles. Further shed located behind the car port.

#### Garden

A good size secluded lawned garden with various mature flowers, trees, shrubs and hedging. Side gate giving access to front/driveway. Outside WC. 17' x 6' Shepherd's Hut with own garden area and WC.

#### Further Information

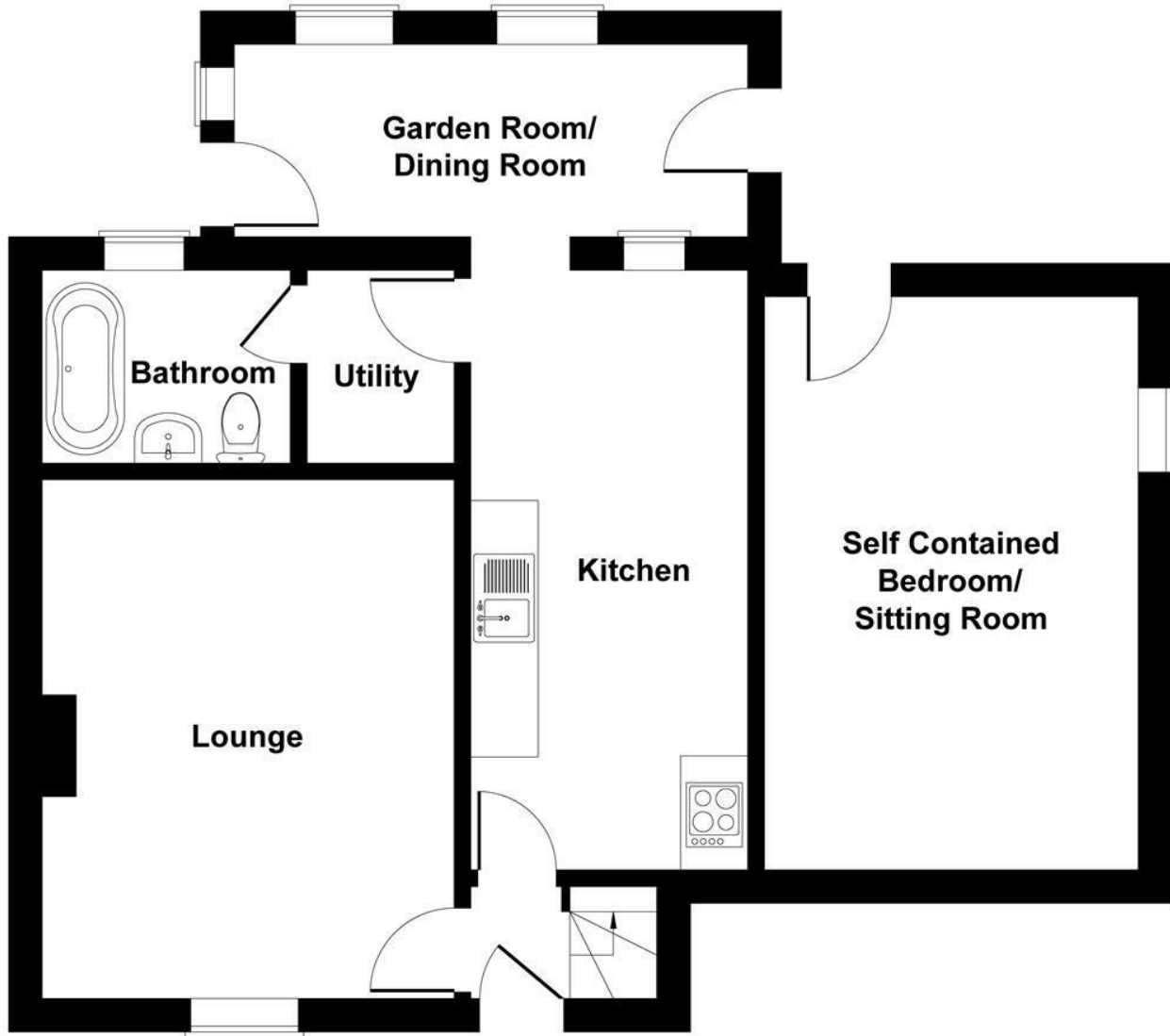
Oil central heating. Private drainage. Mains water and electricity.

#### Viewings

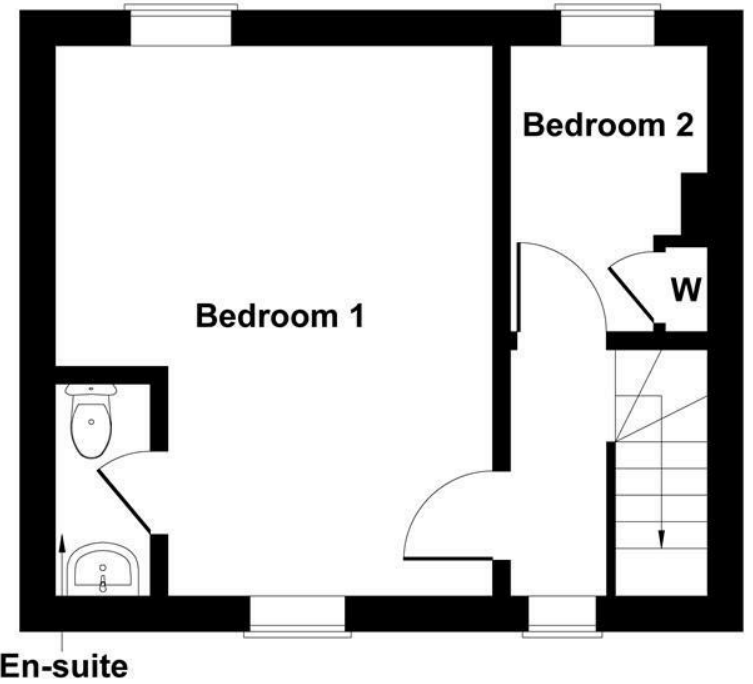
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### 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.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**



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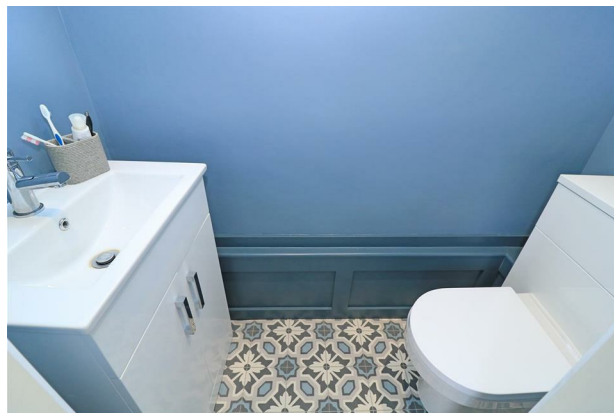
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