



- Planning Permission Granted
- Detached Cottage Style
- 1/3 Acre Plot
- Three Bedrooms
- Character and Charm
- Conservatory & Utility Room
- Ground Floor Cloakroom
- Outskirts Of Village

Hawthorne Cottage, Frating Road, Thorrington, Colchester, Essex. CO7 8HT

A charming detached cottage style home on the outskirts of Thorrington sitting in over one third of an acre backing on to open farmland and with fields opposite. This established home also benefits from planning permission for change of use from a residential dwelling to a mixed-use comprising a residential dwelling and veterinary practice, together with a single-storey extension and the erection of a stable Highlights of the home include ground floor cloakroom, kitchen/breakfast room, lounge diner with fireplace, conservatory, utility room, three first floor bedrooms, family bathroom, great gardens, garage and out building with ample parking.



Property Details.

Ground Floor

Entrance Hall

With doors to.

Ground Floor Cloakroom

Window to side, WC.

Lounge/Diner



21' 1" x 16' 4" (6.43m x 4.98m) Exposed brickwork, red brick fireplace with tiled hearth, window to rear, door to conservatory.

Conservatory



16' 1" x 7' 2" (4.90m x 2.18m) Doors to rear, tiled floor.

Kitchen/Breakfast Room



12' 6" x 9' 7" (3.81m x 2.92m) Window to side, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, space for cooker, tiled splashbacks, exposed brickwork, exposed timbers, door to utility.

Utility Room



9' 0" x 7' 3" (2.74m x 2.21m) Window to rear, window to side, radiator, spaces for appliances.

First Floor

Landing

Two windows and doors to.

Property Details.

Bedroom



12' 7" x 9' 9" (3.84m x 2.97m) Window and radiator.

Bedroom

12' 7" x 7' 4" (3.84m x 2.24m) Window, cupboard and radiator.

Bedroom

9' 9" x 7' 0" (2.97m x 2.13m) Window, cupboard and radiator.

Bathroom



Obscure window, panel bath, close coupled WC, wash hand basin, radiator, tiled walls.

Outside

Gardens



The rear garden is enclosed by hedging and fencing with various trees, shrubs and plants whilst being mainly laid to lawn. The side garden leads to the garage and has the remains of the removed outbuildings.

Parking



Ample off road parking.

Garage

19' 3" x 9' 3" (5.87m x 2.82m) Power and light connected.

Planning Permission

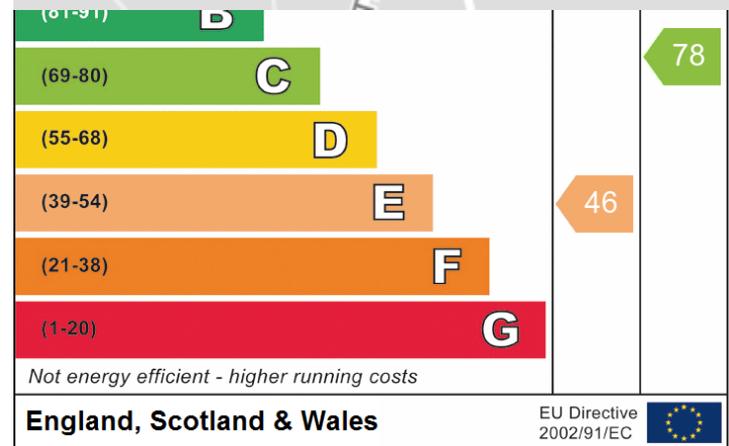
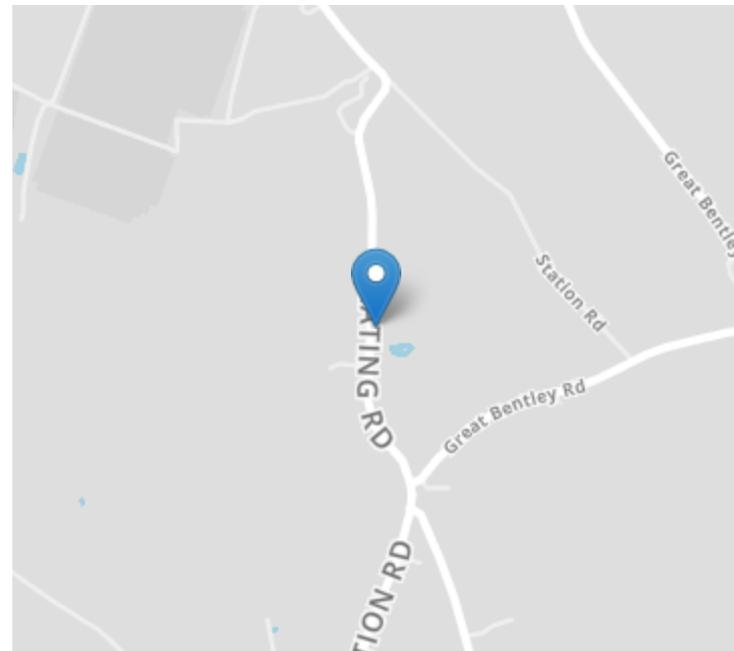
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Planning Permission - Change of use from a residential dwelling (Use Class C3) to a mixed-use comprising a residential dwelling (Use Class C3) and veterinary practice, together with a single-storey extension and the erection of a stable.

Property Details.

Floorplans

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.