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## HIGH STREET, THORPE-LE-SOKEN, CO16 0DY GUIDE PRICE £750,000

**\*\* GUIDE PRICE £750,000 - £795,000 \*\*** Dating back to the 16th century, this substantial grade II listed property offering some 2011 Sq Ft of superbly presented accommodation on a plot of approximately 0.4 acres with beautiful walled garden enjoying a Southerly aspect. The property features an abundance of character and also boasts an adjoining workshop/commercial property which offers ANNEXE POTENTIAL having previously had planning permission granted for conversion to residential (lapsed June 2016).

- Four Bedroom Character Property
- Adjoining Workshop with Conversion Potential (STPP)
- 0.41 Acre Plot with Walled, South Facing Garden
- Central Village Location with Pubs, Shops & Schools within a Short Walk
- Grade II Listed Property with Exposed Beams
- Large Roof Terrace Overlooking Grounds
- Ample Off-Road Parking for Several Vehicles
- Recently Modernised Throughout
- Three Reception Rooms & Two Kitchen Areas



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## DESCRIPTION

Steeped in history, The Trossachs stands proudly in a conservation area on the edge of Thorpe-Le-Soken High Street. A picturesque village in the Tendring District with a wealth of amenities on your doorstep including a Tesco Express store, four pub/restaurants, pharmacy, mainline railway station, nursery, primary and secondary schools plus several independent retailers. Offering easy access to the A12 (12 miles) and stunning coastline at Frinton-on-Sea (4.5 miles) it's a popular village offering a balance of accessibility with that pretty, village 'feel'.

The earliest parts of the property date back to c1590 with additions around 1850 and further extension in the 1950s. Formerly owned by a respected family of local builders for more than 60 years. The adjoining commercial property was used as a workshop and stores previously and more recently a piano shop before. Sitting in grounds of approximately 0.4 acres, enclosed by feature brick wall with an array of mature trees and backing on to church grounds.

Accommodation comprises with approximate room sizes as follows:

## ENTRANCE HALL



## LOUNGE



## DINING ROOM/SITTING ROOM



## INNER LOBBY

## WC



## KITCHEN



## LANDING



## SUN ROOM



## MASTER BEDROOM



## UTILITY ROOM/BOOT ROOM



## ROOF TERRACE



## FIRST FLOOR

## BEDROOM TWO



## BEDROOM THREE



## EN-SUITE



## BEDROOM FOUR



## BATHROOM



## WORKSHOP



## SECOND FLOOR

## LANDING

## WC

## OUTSIDE

## FRONT



## REAR GARDEN



## PLANNING HISTORY

The adjoining workshop previously had planning and listed building consent for conversion to residential in 2013 which was not actioned and subsequently lapsed in 2016. We believe that this is still a feasible opportunity subject to obtaining the relevant consents.

Planning references:

13/00293/FUL

13/00294/LBC

Full documents available via Tendring District Council planning portal, alternatively we would be pleased to provide copies of plans upon request.

## Additional Info

Council Tax Band: E

Heating: Gas central heating

Services: Mains gas, electricity, water & drainage. Separate three phase electricity supply to workshop

Broadband: Ultrafast Fibre available (up to 1000 mbps)

Mobile Coverage: EE, O2: Likely, Three, Vodafone: Limited

Construction: Solid brick

Restrictions: Grade II Listed

Rights & Easements: None

Flood Risk: Surface water - low / Rivers & Sea - very low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: South

## AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

CL 8/2020

## AML

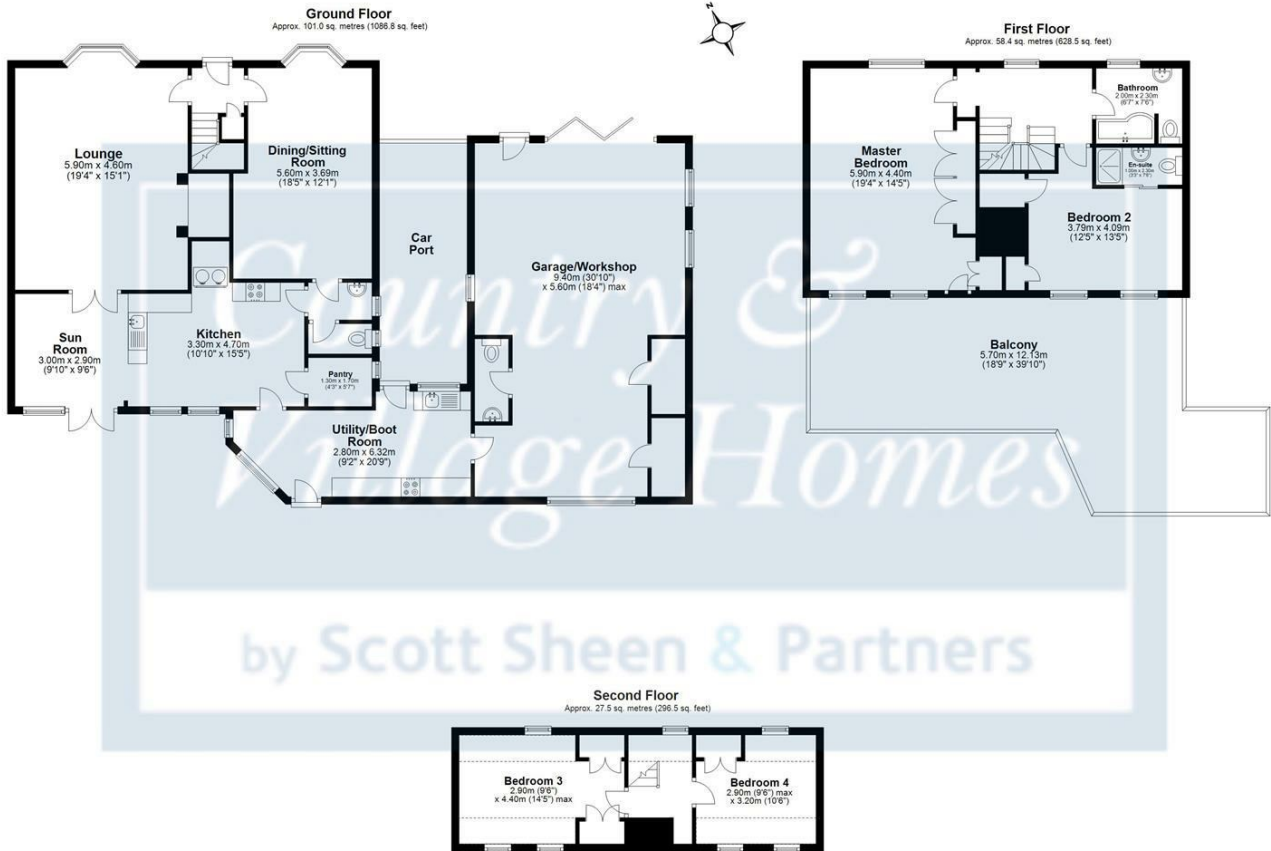
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

# Map

# EPC Graphs



# Floorplan



Total area: approx. 186.9 sq. metres (2011.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.