



Hieland House, Crow Lane, Tendring, Clacton-on-Sea

Modern country house offering excellent potential in an attractive rural setting.



Charles Wright
PROPERTIES



Modern country house with potential for a variety of uses ▪ Panoramic farmland views ▪ Semi-rural setting within close proximity of the east coast and A12 ▪ Just under 3 acres ▪ no onward chain.

Local Information

Weeley train station: 1.5 miles, Frinton on Sea: 8.1 miles, Colchester: 11.7 miles, Ipswich: 24 miles, Chelmsford 35.9 miles. All distances approximate.

Hieland House is located with the district of Tendring, a largely agricultural area just outside the village of Weeley. The property occupies a wonderful position overlooking open farmland but with access to the nearby train stations of Weeley and Frinton, and the main commuter hub at Manningtree. Frinton-on-Sea - with its beautiful beaches - and Clacton-on-Sea - with all its amenities - are only a drive away. The property provides nearby access to a network of footpaths and bridleways over miles of open countryside.

Weeley is located on the A133/B1033 Colchester to Frinton-on-Sea Road with good access to the A12 via the A120. Colchester lies 10 miles to the west with Ipswich 20 miles to the north.

London Liverpool Street railway station can be reached in approximately 47 minutes from Colchester station, with Weeley station providing a link to Colchester in approximately 19 minutes.

Weeley provides local amenities including a bakery, country-style pub and village shop, whilst Colchester provides more extensive retail opportunities and leisure facilities.

There are numerous primary and secondary schools nearby including a village primary and pre-school in Weeley, and Holmwood House Preparatory School, the Royal Grammar School, St Mary's School, the Sixth Form College and the University of Essex in Colchester.

About this property

Hieland House is a beautiful and contemporary country house constructed of traditional materials providing a period feel, nestled within the countryside and coastal district of Tendring. The property has been thoughtfully extended and improved over recent years and in 2017 was granted planning permission to be used as a beauty spa for functions, including weddings, during daytime hours under application 17/01070/FUL.

The house occupies a prominent position standing in gardens and grounds of just under 3 acres and is being offered for sale with no onward chain.

The property extends to approximately 5,900 sq ft and offers flexible accommodation.



Currently comprising five bedrooms, three with en-suite facilities, all accessed from a grand central landing. There is a family bathroom and a separate studio room which has its own staircase to the ground floor. The house is entered via a welcoming reception hall with wood panelling and an impressive turning staircase and provides access to the ground floor rooms. The kitchen/breakfast room is positioned within the centre of the house and is equipped with a range of integrated appliances and storage facilities. Adjacent to the kitchen is a practical utility room. Leading from the kitchen is a second set of stairs which allows access to the first-floor studio room, making this an ideal area for annexe accommodation. The property offers several very grand spaces, configured for mass entertaining, allowing the option to be remodelled to suit a variety of different commercial and residential uses, subject to the necessary consents.

Outside

The property is set within grounds of just under 3 acres, thoughtfully designed with mature planting, private seating areas and a lawn. There are two natural ponds, mature woodland and a small paddock with a stable block comprising three loose boxes, a tack room and a field shelter. The garden is fenced with a gate that leads through to the woodland area. There is a further gate which leads to the block-paved driveway providing parking to the front, to the side and in addition to covered parking within the two double garages.

Services

Mains services connected.

Tenure

Freehold

Local Authority Tending

District Council, Clacton-on-Sea.

Council Tax Band = G

Energy Performance

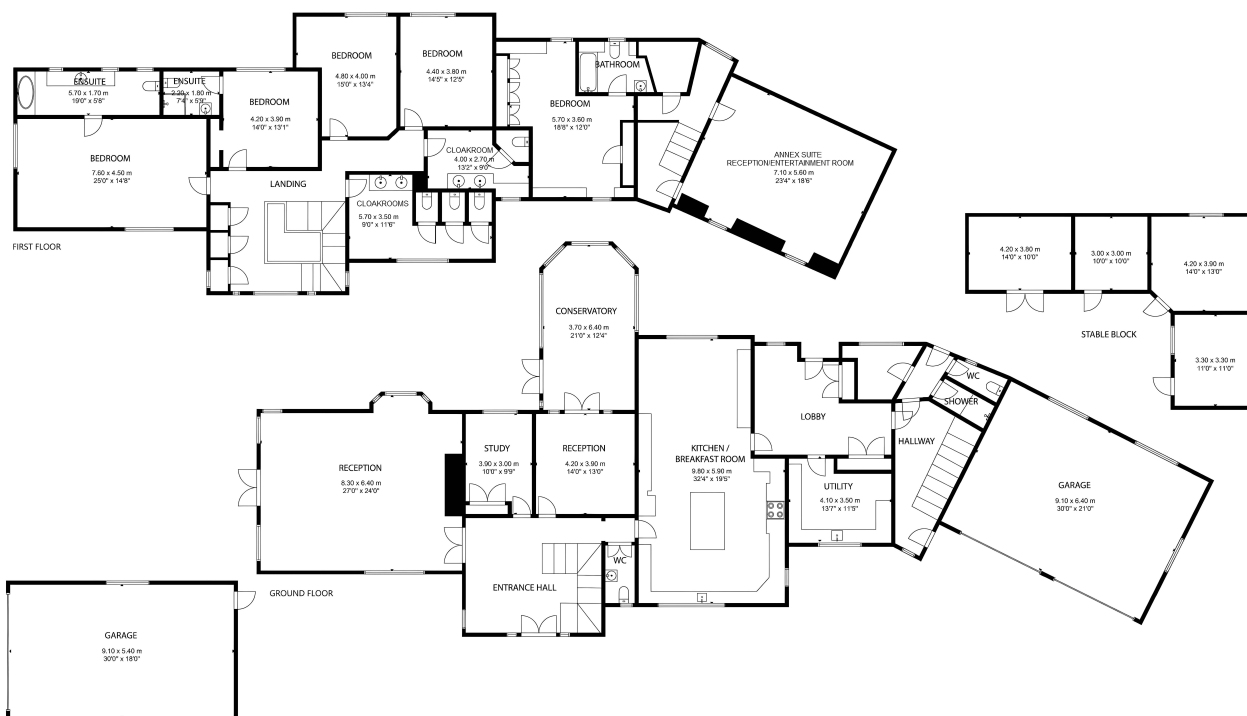
EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement.







CONTACT

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