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PROPERTIES

Selling Properties the Wright Way



## Ancient House Batemans Lane

Little Clacton, Clacton-On-Sea, CO16 9EP

**Guide price £1,000,000**





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## Descriptions

A unique period family home, believed to be period with Victorian and more recent additions, situated in a beautifully secluded position within grounds approaching two acres, as well as offering superb family accommodation has a heated swimming pool, three stables, feed store, a field shelter and a flood lit, Flexiride surface manège. The house retains some fine features including a wealth of exposed beams and quarry tiled floor, blending with today's modern layout of accommodation. The feature room is the open plan kitchen/dining room and sitting area.

## Location

Ancient House is located on the Tendring peninsular, a largely agricultural area east of Colchester. The property occupies a wonderful position in secluded grounds, but with access to the nearby train stations of Weeley 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 shortish 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 13 miles to the west with Ipswich 22 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.

## Reception Hall

29'4 x 7'9 (8.94m x 2.36m)

Stair flight to first floor, quarry tiled floor, exposed timbers.

## Cloakroom

7'7 x 4 (2.31m x 1.22m)

Leaded light windows to front and side, vanity unit with cupboard under, low level wc, heated towel rail, tiled floor.

## Sitting Room

14'6 x 14'4 (4.42m x 4.37m)

Leaded light windows to front and side, Inglenook fireplace with oak bressumer, tiled hearth with log burning stove, exposed timbers and two radiators.

## Playroom

16'5 x 15 (5.00m x 4.57m)

Leaded light windows to rear and side, exposed timbers, wall mounted electric fire and two radiators.

## Study

9'3 x 8 (2.82m x 2.44m)

Leaded light windows to rear and radiator.

## Snug

14'10 x 11'10 (4.52m x 3.61m)

Leaded light windows to rear, red brick fireplace, exposed beams and two radiators.

## Inner Hall

16'11 x 3'11 (5.16m x 1.19m)

Double glazed window to front, stairs to first floor and radiator.

## Kitchen Area

20'2 x 13 (6.15m x 3.96m)

Double glazed window to front, fitted quartz work top with stainless steel sink unit and single drainer, with white fronted units under, adjacent work tops with cupboards plumbing for dishwasher and wine rack under. Further work tops with four ring electric hob and extractor above and adjacent classic Rangemaster stove. Wall cupboard housing a double oven and Island unit cupboards under. Further wall unit housing an American style fridge freezer with water dispenser. Walk in Pantry. Opens onto

## Family/dining Area

20'4 x 14'8 (6.20m x 4.47m)

Double glazed windows to side, Feature sealed illuminated well and two radiators. Double doors to rear hall with doors to outside.

## Utility Room

9'7 x 5'3 (2.92m x 1.60m)

Double glazed leaded light windows to side, fitted units to stainless steel sink unit, cupboards under with water softener and plumbing for washing machine and radiator. Boiler cupboard housing the oil fired boiler. further airing cupboard and door to outside.

## Cloakroom

Low level wc and wash and basin.

## Landing

Vaulted ceiling

## Bedroom One

16'8 x 15'2 (5.08m x 4.62m)

Leaded light windows to rear and side, vaulted ceiling, walk in wardrobe and fitted bedroom furniture and two radiators.

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### Bedroom Two

13'5 x 9'7 (4.09m x 2.92m)

Leaded light windows to rear, fitted wardrobes and doors,

### Bedroom Three

12 x 11'11 (3.66m x 3.63m)

Leaded light windows to rear, vaulted ceiling and radiator.

### Bedroom Four

14'6 x 14'2 (4.42m x 4.32m)

Leaded light windows to front and side, vaulted ceiling fitted bedroom furniture, walk in wardrobe and two radiators.

### Bathroom One

7'6 x 7'4 (2.29m x 2.24m)

Oval bath with shower attachment, low level wc and wash hand basin heated towel rail and radiator.

### Bathroom Two

11'9 x 3'8 (3.58m x 1.12m)

Fully tiled shower, pedestal wash basin, low level wc and chrome heated towel rail.

### Rear Landing

Two built storage cupboards

### Bedroom Five

14'5 x 13 (4.39m x 3.96m)

Feature gable window and Juliet balcony, Velux window to side, vaulted ceiling, two radiators.

### Ensuite Shower Room

8'2 x 5'10 (2.49m x 1.78m)

Fully tiled shower cubicle, low level wc, pedestal wash basin Tunnel lighting and chrome heated towel rail.

### Outside and Gardens

The property is approached by a private lane leading to the entrance of the property via electric timbered gates providing the entrance to the property. The driveway swings round to the house and stable block. The property has both a large morning and evening patio, ideal for entertaining. The main lawned garden lies to the east of the property with a naturally fed pond with an abundance of wild life. To the west of house is a further lawn area and fenced pool area with a heated 30 x15 swimming pool, pool house, filter shed and summer house.

The L-Shaped stable block has power and light, with two loose boxes, a foaling box and feed store.

Beyond the entrance drive is a post and rail turn out paddock and a superb flood lit Flexiride surface manège 25m x 40m. Field shelter.

### Agents Notes

Further 3 acres of paddocks is available to buy or rent by separate negotiation.

Mains water and electricity are connected to the property, with private drainage.

Oil fired central heating.

Council Tax: Band G

EPC: Band E

Tenure: Freehold

Council: Tendring District Council





Road Map



Hybrid Map



Terrain Map



Floor Plan

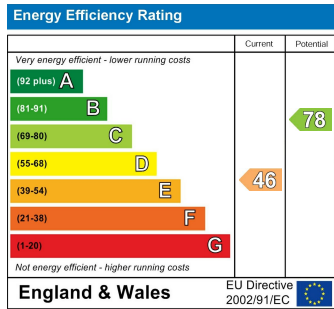


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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