



Second Avenue | CO13 9LX

FINE & COUNTRY

SELLER INSIGHT

“Welcome to Merryday Cottage, a charming property steeped in history and character on one of the most prestigious streets in the area. Built in 1932 for the esteemed Sir Albert Stern and Lady Helen Merryday Stern, this home is not just a residence but a timeless piece of architectural beauty. Nestled on a generous plot of three quarters of an acre (sts), the cottage boasts beautifully landscaped grounds including a spectacular willow tree, that provide a serene escape from the hustle and bustle of everyday life and just a short stroll to the award winning Frinton beach.

One of the standout features of Merryday Cottage is its impressive swimming pool complex including sauna room, hot tub and shower, perfect for both relaxation and entertaining. The two gaming rooms offer endless fun and opportunities for family gatherings or hosting friends, making it an ideal space for creating lasting memories.

The heart of the home is undoubtedly the large, modern kitchen diner, which was thoughtfully added to bring in natural light and create a welcoming atmosphere. This space is perfect for family meals, providing a central hub for cooking and socializing.

Our time at Merryday Cottage has been filled with joy and contentment. The fusion of historical elegance with a contemporary flair has made it a perfect family home, where we've celebrated milestones and enjoyed quiet moments alike. We are excited for the next owners to experience the warmth and happiness this property has to offer.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

We are delighted to present this five-bedroom detached property, a masterpiece of design and function, offering approximately 5,665 sq. ft of refined living space. Set within private electric gates, with luxurious features, including games rooms, swimming pool and sauna alongside impeccably designed rooms, it is a sanctuary of comfort and style, perfect for those seeking a sophisticated lifestyle. The property enjoys an enviable location, situated in the highly sought-after coastal town of Frinton-on-Sea, known for its exclusivity, charm, and natural beauty.

STEP INSIDE

The property has four reception rooms, living room, snug room, library room/playroom with a private staircase to the fifth bedroom and two study rooms.

The spacious entrance hall leads into the living room, setting the tone for the rest of the home with its classic elegance. This room flows seamlessly into a study room, filled with light due to the beautiful bi-fold doors that open onto the well-established gardens.

A contemporary and functional kitchen serves as the heart of the home. Its generous size provides ample space for culinary adventures and intimate breakfasts, making it an ideal gathering spot. The open-plan dining room, with its vaulted ceiling and fireplace, offers both a modern yet inviting atmosphere for family dining.

Practical and convenient, the utility room caters to daily needs, ensuring your living spaces remain effortlessly organized. The library/playroom, with stairs leading to the first floor, offers additional family space. For added convenience the property includes a downstairs cloakroom.

With two expansive games rooms, along with the magnificent swimming pool complex, including sauna room, hot tub and shower, the home is the perfect party and family house.

The expansive master suite provides a sanctuary of comfort, featuring a private ensuite bathroom for added luxury and convenience. Four additional bedrooms on this floor offer ample space for family members or guests, each thoughtfully designed for comfort and privacy. A well-appointed bathroom serves the additional bedrooms, complementing the home's functional design.



STEP OUTSIDE

STEP OUTSIDE

The property features an expansive mature garden that enjoys sunlight throughout the day.

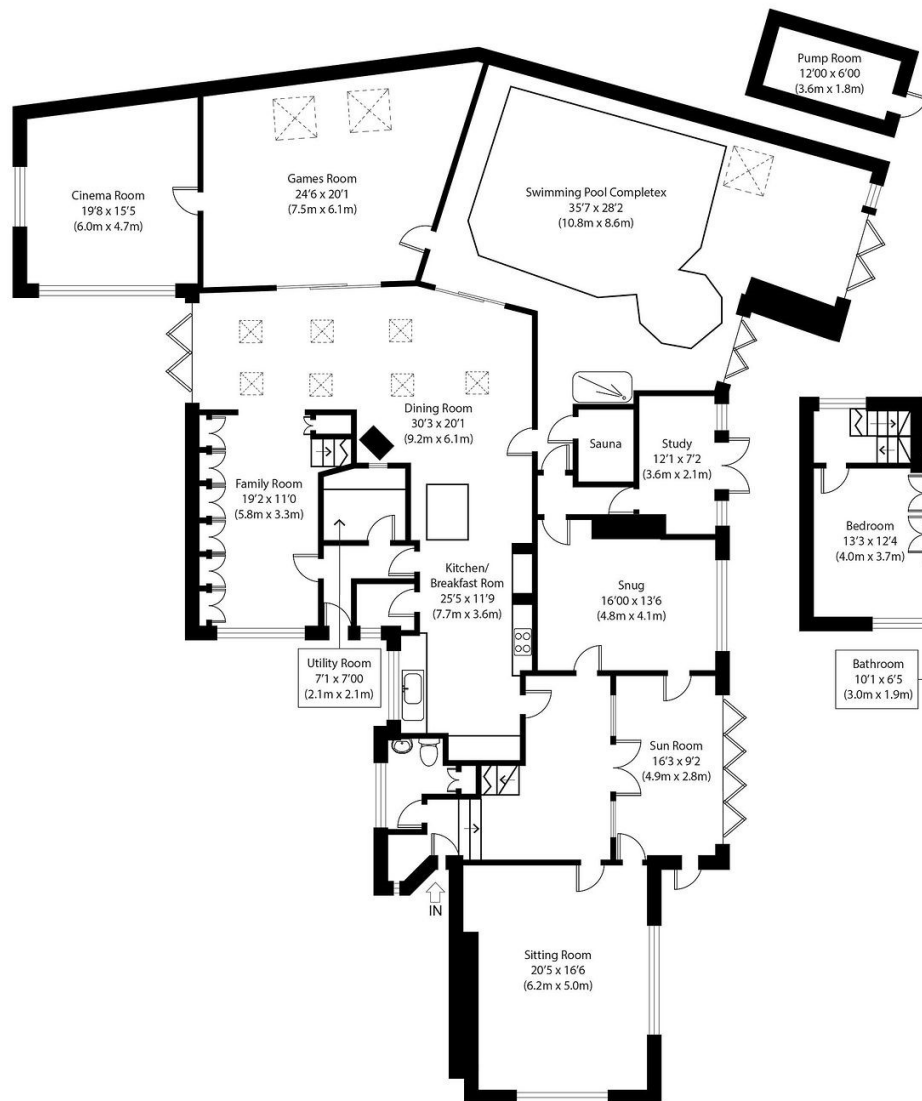
A spacious driveway provides ample parking for both family and guests.

LOCATION

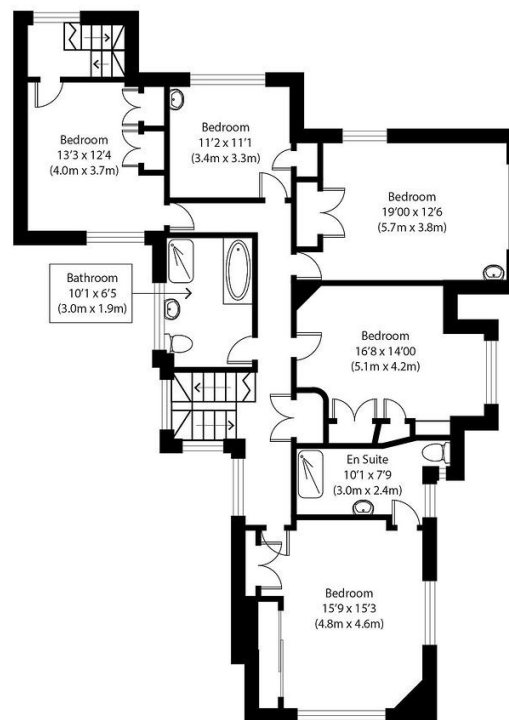
Frinton has long been regarded as one of the most prestigious seaside destinations, celebrated for its peaceful atmosphere, unspoiled landscapes, and limited development within the iconic 'Frinton Gates'. The town's vibrant mix of boutique cafés, contemporary restaurants, and wine bars adds a cosmopolitan touch, while its renowned tennis, cricket and golf clubs, and Lifehouse Spa offer ample opportunities for leisure and relaxation.

With excellent transport links, including Frinton Station providing direct access to London Liverpool Street, the property perfectly balances tranquil coastal living with convenient city connections, making it an ideal location for both full-time residents and weekend retreats.

For families, Frinton and the surrounding areas offer a range of highly regarded schools. Both primary and secondary education are well-catered for, with schools such as Frinton-on-Sea Primary School and Tendring Technology College being popular choices. Additionally, there are several independent schools within driving distance, including Colchester Royal Grammar School and Felsted School, known for their strong academic reputations. This combination of quality education and convenient transport makes a well-connected and family-friendly location.



Ground Floor



First Floor

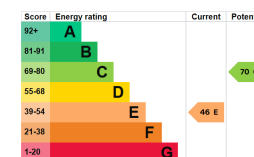
Approximate Gross Internal Area
Main House 5590 sq ft (519 sq m)
Outbuilding 75 sq ft (7 sq m)
Total 5665 sq ft (526 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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