



The Green | Tendring | CO16 0BT

FINE & COUNTRY

SELLER INSIGHT

“After spending over 10 years in picturesque Coggeshall, we decided that we wanted space to roam and to focus on our passion. We wanted a slice of the countryside. When we found Pond Farm House, the house was frankly underwhelming, but the property itself demanded our attention. The original property was being split for sale at the time; and when my wife and I walked around the garden to find the 40 foot barn (sts), my wife's asked a simple question; "Does the property come with that barn?" When we found out it did, we were sold.

Our grand vision was to make the house our forever home; with a luxurious feel and space for the whole family. We moved the kitchen from a front reception into the large rear room, with bespoke units custom designed to our specification. Many of the changes we made were in the end structural, as many of the previous owners' attempts and renovation were "skin deep". This included re-plumbing the entire interior, replacing the interior brick wall upstairs, new ceilings upstairs in almost all the rooms, new floors throughout almost the entire downstairs, a new staircase replacing the frankly hazardous and steep original, all lending these "touches of glamour". Our ultimate vision would have replaced the garage footprint with a large bedroom suite, connected to the main house with a large utility room and downstairs shower/bathroom, but fate intervened before we could complete this vision, and our family has had to eschew our UK forever home for a new home across the Atlantic.

We have raised three children here, and the privacy our home has afforded us is treasured. The children can play and disappear for hours, or spend time in a one of the fully furnished outbuildings while adults can entertain and relax outside on the huge deck/outdoor kitchen.”

* 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

Pond Farm House

OVERVIEW

Welcome to Pond Farm House, an exquisite 3-bedroom home nestled in serene surroundings. This stunning 2-acre (sts) property is embraced by the countryside and benefits from additional outdoor spaces, including a barn, workshop, and studio. The property has been renovated to a very high quality, with a bespoke kitchen/dining room, panelling throughout both floors, and tasteful colour choices in every room, each room is a delightful, peaceful area to live.

Viewing is highly recommended to truly appreciate the charm and sophistication of this distinctive property.

The front of the property leads the way with a beautiful oak-framed indoor/outdoor porch, fully glazed and featuring an imposing, custom solid oak door handmade for the space, complete with a built-in storage cupboard. This exquisite porch sets the tone for the entire home, showcasing the quality and attention to detail found throughout the rest of the property, which is equally stylish and thoughtfully renovated.

As you enter, a welcoming and impressive entrance hall leads you to a generous sitting room, perfectly designed for relaxation and entertaining. The fireplace ensures that the room is inviting on winter evenings. The snug is a cosy room providing extra space to use as a playroom, study, or library.

The heart of this home is the expansive kitchen/dining room, complete with modern fittings and a comfortable breakfast area, ideal for family gatherings. Doors lead onto the patio area, enhancing the outdoor/indoor living vibe. Adjoining this is a convenient utility area and cloakroom, enhancing the functionality of the space.

The first floor boasts four spacious bedrooms, offering ample personal retreats for family or guests. The primary suite includes a luxurious ensuite bathroom, providing a private sanctuary. A further beautifully appointed bathroom serves the additional bedrooms.

Seller's Note: After the incredible energy price hike, we installed not only solar panels on the roof, but also 15kw of battery storage, which greatly offsets energy costs throughout the year. Rarely do we pay for daytime electricity.



STEP OUTSIDE

Set in almost 2 acres of mature, tree-lined gardens, with nothing but fields on two sides. When the front gate is closed, the world is excluded, and you can relax in your own private estate. From the outdoor kitchen and deck built in the brightest, sunniest spot to the 4 separate outbuildings, there is something for every buyer.

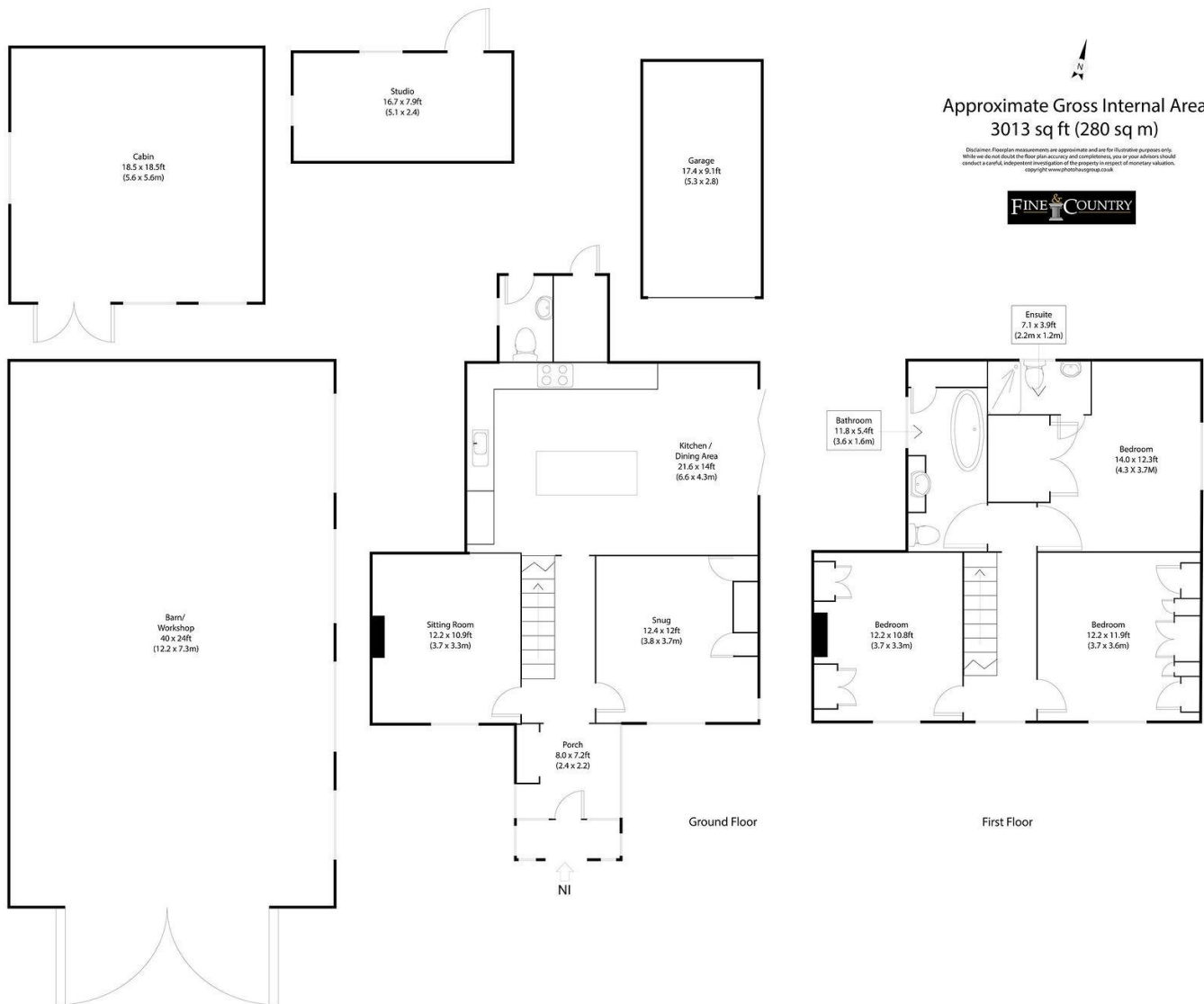
A barn, 40ft by 20ft (sts), ready to use for a business, storage, or conversion! A 6-metre (sts) square log cabin/home office built on brick foundation is fully insulated as well as boasting double glazed windows. It also has a cosy log burner and a supplemental diesel heater, ready to take the chill off those cold winter days, perfect for a home office or even extra living space. The studio is 16ft by 6ft (sts), insulated and recently renovated, and is equally ready to be a children's playroom or an artist's studio.

The solid, brick-built garage and attached log store/shed still has motor maintenance dates and reminders from 1918-1925 pencilled on the brick, demonstrating a long and practical life.

LOCATION

Tendring is a charming spot with its peaceful rural vibe and easy access to the coast, offering the best of both worlds, quiet village life and the fun of seaside towns. The area is dotted with rolling fields, woodlands, and open spaces that make it feel really serene. Seaside destinations such as Frinton-on-Sea and Clacton-on-Sea are just a quick trip away for some relaxation and fun by the water.

Seller's Note: We have sent two children to our outstanding local primary school, only a 30 second drive or 10 minute walk down the road. A recent, and welcome addition is the vineyard directly across the road, one of three in the vicinity - showing that this region is an up and coming wine producing area.



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