



Hall Lane | Dovercourt | CO12 3TD

FINE & COUNTRY



# SELLER INSIGHT

---

“Dovercourt itself is listed in the Domesday Book and is just a walk away from the old town of Harwich. Being local residents, we knew of Dovercourt Hall and frequently walked past the house as it is so close to the beach. We chose it just because it was a historic building in the area and wanted to put love and life back into it. Initially, we worked on the newer late 17th-century part of the house, creating a home suitable for modern-day living for ourselves and visiting family. We then restored the earlier 17th-century part, creating an opportunity to have two unique dwellings within one. We tried to keep as many of the historic features while ensuring that it is attractive and comfortable. We restored the external areas of the house, roofing, pointing and rendering. New plumbing and electrical systems were installed, and the kitchens and bathrooms were updated. Original features were retained where possible to maintain the character of the house.

The house has been used in several ways over the years: a single home, a home with an annex as a business opportunity for rental/holiday let, and as two dwellings ideal for multigenerational living. The L-shape plan creates the front wing and side wing, each having separate access and utilities.

We have spent many happy times creating the garden areas as they are today, our favourite being the secluded arbour area with the stream leading to the natural pond. The fruit trees are now starting to mature, and creating some welcome shaded areas is the lovely sunny garden. We hope the next owners will enjoy living here as much as we have.

\* 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

Welcome to this exquisite and unique eight-bedroom home that captures grandeur and elegance across three floors with a generous approximate gross internal area of 5,505 square feet, offering luxurious living space brimming with historical charm and modern versatility. This distinguished residence, seeped in history, combines period details with high ceilings and expansive living areas, providing a rare opportunity for discerning buyers to create a grand family home, stylish venue, or unique investment, all amidst tranquil grounds with convenient access to amenities and transport.

## STEP INSIDE

As you step into the property, you are immediately enveloped by its welcoming atmosphere, where every room exudes character. The expansive sitting room is a haven of relaxation, perfect for unwinding after a busy day or hosting lively gatherings with friends and family. Adjacent to the sitting room is a cosy study, ideal for remote working.

Moving through the house, you find an elegant dining room that's perfectly poised for dinner parties or family celebrations. This area smoothly transitions into a snug, adaptable space that can be tailored to your lifestyle needs. The property features two kitchens, both of which cleverly combine rustic charm and modern styling with flagstone floors and a classic butler sink in one room, as well as a striking brick fireplace and range in the other.

Adding to the charm, the property has a delightful family room. This space exudes warmth and character, with a beautiful brick-built fireplace making it the perfect spot for cosy winter evenings. The double doors leading to the garden create a seamless connection with the outdoors, inviting fresh air and natural light.

An additional dining room enhances your entertaining options. The dining room's double doors open directly onto the garden, offering a picturesque setting for alfresco dining and summer gatherings.

The practicality of this home is evident with its ample storage areas and a conveniently located cloakroom, ensuring that daily life runs smoothly.

Ascending to the first floor, you will find five luxurious bedrooms, each with its own character and style. The master bedroom includes an en-suite, and three additional generously sized bedrooms provide flexibility for family and guests, with bedroom two benefitting from an en-suite. Finally, a sumptuous family bathroom adds to the home's opulence.





# STEP OUTSIDE

---

## STEP OUTSIDE

Outside, the exquisitely landscaped garden adds to the property's charm, providing serene views and plenty of recreational areas, with delightful structures like the summer house and two workshops. The garden is ingeniously arranged into distinct sections, featuring a 'secret garden' harbour area connected by a stream flowing into a natural pond.

The property has a private driveway and space for ample parking.

## LOCATION

Dovercourt offers a charming blend of seaside living and practicality. This coastal town, part of the larger Harwich area, has a variety of local shops, from quaint boutiques to convenient supermarkets. Dining options are diverse here, whether you crave a cosy café brunch or an evening meal at a local pub, there's something to satisfy every palate, with sandy shores at Dovercourt Bay beach inviting long walks and lazy afternoons, this is the perfect location.

Education is well catered for with several primary and secondary schools such as The Harwich and Dovercourt High School serving the community. For those looking for private education, there are several options in Ipswich, including St. Joseph's College, Ipswich School and the Royal Hospital School. The A120 nearby ensures a quick route to both Colchester and the A12, while the train station in Dovercourt connects to major lines, additionally, the Harwich International Port expands travel horizons with its ferry services to Europe, perfect for those spontaneous trips across the Channel.



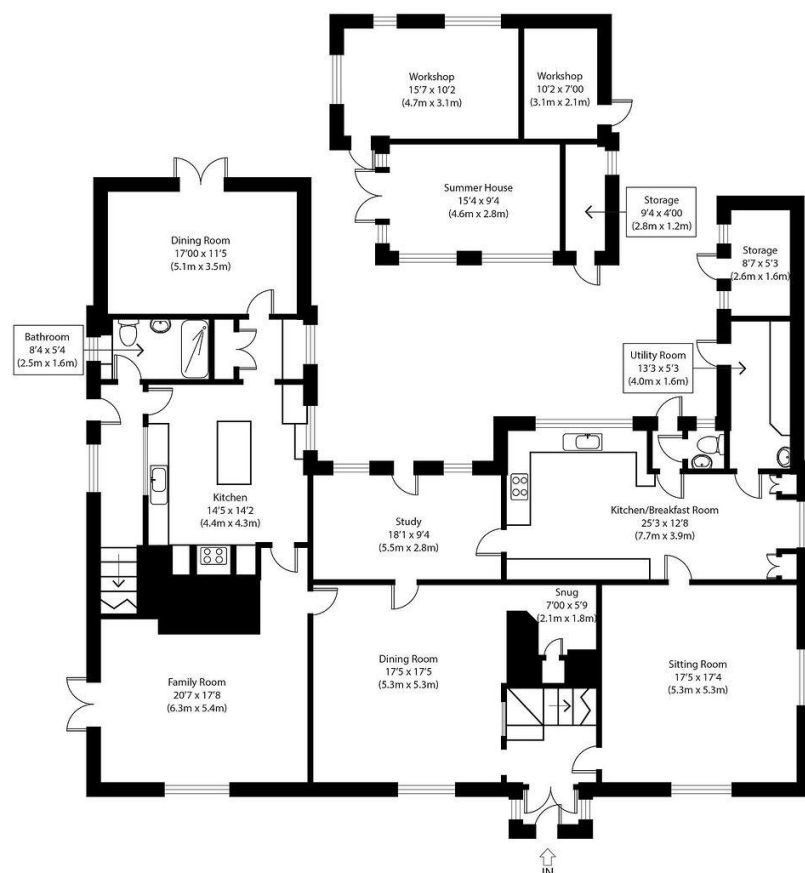
Approximate Gross Internal Area  
Main House 5095 sq ft (473 sq m)  
Outbuilding 410 sq ft (38 sq m)  
Total 5505 sq ft (511 sq m)

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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photocallgroup.co.uk

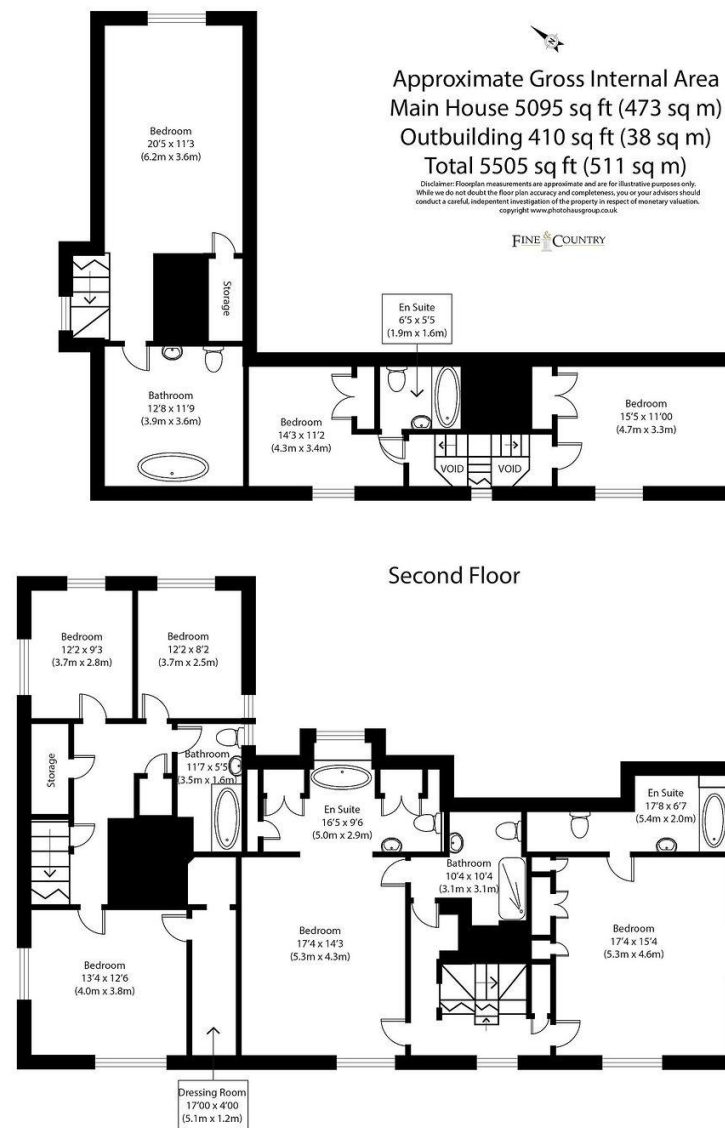
FINE & COUNTRY

EDWARD BOYLE  
SENIOR PROPERTY  
CONSULTANT

follow Fine & Country Colchester on



Ground Floor



First Floor

Second Floor

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester

Tel: +44 01206 878155

[colchester@fineandcountry.com](mailto:colchester@fineandcountry.com)

99 London Road, Stanway, Colchester, Essex, CO3 0NY



[fineandcountry.com](http://fineandcountry.com)™