



- Stunning Five Bedroom Family Home
- Combining Farmhouse Charm With Georgian Features
- Open Views Over Countryside

Harwich Road, Clacton-on-Sea, Essex, CO16 0AU

Asking Price Of £675,000

Situated in a convenient and yet rural location with wonderful views over open farmland to the front and sizable gardens. This five-bedroom family home blends the charm of a period property with an edge of contemporary style to great effect. The property itself, in its very composition, brings together the feel of a cosy farmhouse and more grand Georgian rooms. We highly recommend a viewing to appreciate this characterful, desirable family home.



Property Description

INFORMATION

dating originally from the late 18th century with a principal addition to the front in the form of a Georgian two storey extension completed after an apparent good harvest in the early 19th century. The property benefits from a wealth of period features inside and out from the prominent bay on the Eastern elevation to a pleasant rear portico formed by an extension from the first floor to the rear. Furthermore the front double doors are covered by a Greek Doric portico with fluted and dentilled soffit forming a distinctive entrance to the property. Internally sash windows benefit from both folding and pocket shutters, with a particular delight in the form of concealed 'spirits' cupboards within the door frames into the Drawing Room. The property has been insulated internally where possible and loft insulation again is present where practical. Electrics have been renewed with a modern system and RCD consumer unit. Heating and hot water are via an older oil fired boiler to radiators throughout. High speed fibre broadband is available to the property. Drainage is via a private Klargester style system.

DIRECTIONS

from the A133 take the first exit onto the B1033 Colchester Road into Weeley, continue on into Thorpe Green and turn second left onto Golden Lane and at the next T junction turn left onto the B1414, continue into Beaumont Village. Follow the road through the village and as the road turns sharp right the property can be found after 200 yards on the right hand side.

BEAUMONT

a small village, with some facilities and services, including a playground/sports field. Thorpe Le Soken is a larger village nearby and contains a variety of convenience stores, several pubs and an excellent farm shop. The main towns of Colchester, Clacton & Harwich are within reach, while train services with links to London Liverpool Street, are available from Thorpe Le Soken, Wrabness, Mistley & Manningtree (direct train 55 minutes).





SERVICES

mains water and electric are connected to the property with drainage provided via private treatment plant. Standard broadband is available to the property. Local Tendring District Council contact 01255 686868 EPC n/a Council Tax Band F

ACCOMMODATION

over two floors of flexible and characterful space, on the ground floor entrance via portico and panelled double doors into the:

HALLWAY

11'11 x 5'10 glazed panel over the front door, stairs ascending to the first floor, under stairs storage, doors to the dining room and concealed doorway cupboards into the:

DRAWING ROOM

20'05 x 11'08 glazed sliding sash windows to the front (North) and side (East) with pocket and folding shutters respectively. Feature fireplace with dark granite hearth and mantle over, a charming entertaining space.

DINING ROOM

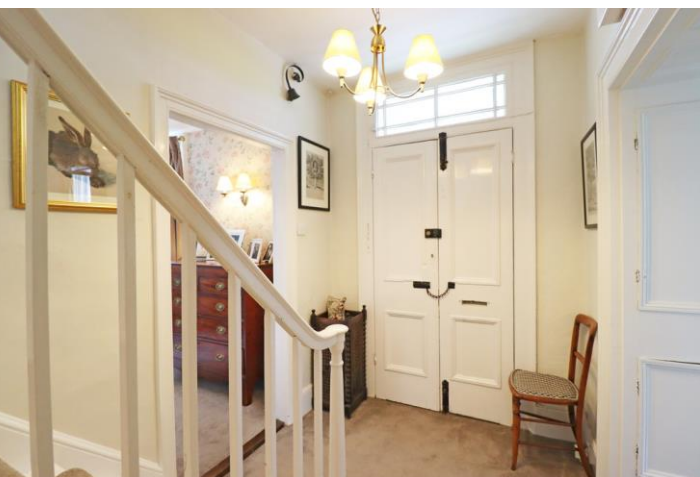
13'10 x 11'10 dual aspect windows to the side (West) and front (North) with views over open rolling countryside. Folding and pocket sash windows, corner cupboard contains the RCD consumer unit, fireplace with iron hearth.

SNUG

18'02 x 11'08 windows to the rear (South) and side (East) along with a half panel glazed door to the side garden and terrace, charming, warm, light space with panelled walls, a number of storage cupboards and a recessed log burner.

KITCHEN-BREAKFAST ROOM

19'01 x 11'06 windows to the rear taking in views out over the rear garden and terrace, tiled floor. Oak work tops to two sides over farmhouse style kitchen units with inset double Butler sink under the rear window, inset four ring hob and built in electric oven and dishwasher. Oil fired dual oven, two plate Aga with tiled surround. Lower central beam, extractor fan and wall lights.





UTILITY ROOM

11'07 x 5'02 window to the front, brick flooring, oak work surface to the side with space and plumbing under for washing machine, fridge, freezer and to the side for water softener. A highly useful space adjacent the kitchen.

FIRST FLOOR

stairs ascend from the ground floor turning through 90 degrees to the lower landing with further steps up to the front bedrooms and step down to the rear via open doorway:

UPPER LANDING

8'11 x 5'10 window to the front taking in stunning views over the countryside of the Tendring Peninsula. Door into the:

BEDROOM FOUR

13'10 x 12'01 window to the front with open views, currently configured as a spacious nursery bedroom, extensive built in storage, feature fireplace (inoperable), loft access, doorway and steps down into the:

FAMILY BATHROOM

12'06 x 9'05 window to the side overlooking the courtyard, varnished floorboards, oversize corner shower with subway tiled walls, freestanding oval bath over raised and tiled plinth with mixer taps, w/c and pedestal wash basin, heritage towel rail. A stylish bathroom with doorway back onto the:

WARDROBE LANDING

12'00 x 12'00 (max), window to the rear, extensive built in wardrobes to the side, a spacious landing and occasional additional bedroom if required with doors to the landing and

BEDROOM THREE

14'03 x 11'05 window to the side a spacious room with high ceilings, fireplace (inoperable) and extensive built in cupboards. Loft access.





REAR LANDING

5'08 x 4'08 compact space with banister and back stairs descending to the kitchen, open to the lower landing and doors to the Wardrobe Landing and:

BEDROOM ONE

11'09 x 11'08 window to the rear looking directly over the garden and fields beyond, fireplace (inoperable) and cupboard, door through to the:

EN-SUITE

11'05 x 6'05 window to the side, varnished floorboards, free standing oval bath, pedestal wash basin, w/c and heated towel rail. Loft access and recessed ceiling lights.



BEDROOM TWO

13'02 x 12'02 sliding sash window to the side looking over the garden, a spacious double bedroom with feature fireplace.

BEDROOM FIVE

9'03 x 8'09 window to the front, currently configured as a pleasant office.

OUTSIDE

the space immediately to the rear of the property is both useful and adds to the style and period feel of the home.

COVERED PORTICO

16'05 x 9'01 stunning brick flooring undulates from the rear terrace and garden into this covered space just outside the back door, open through with a doorway to the parking area and courtyard garden, doors to the COAL & LOG STORE 6'02 x 4'09 and:

THE BAKEHOUSE

14'03 x 13'11 window to the side, floor mounted oil boiler, brick flooring and a stunning brick bakery chimney. Ladder access to the:

HAY LOFT

9'06 x 7'07 window to the front, wooden flooring. A highly useful storage space.





OUTSIDE SPACE

to the front the property is approached from Harwich Road via a gateway through the red brick boundary wall and into a pleasant courtyard with parking available for a number of vehicles.

COURTYARD GARDEN

open to the rear over fields towards the village and with access out onto local footpaths, the courtyard benefits from exceptionally well-presented flower beds to two sides and mature specimen trees. A useful lean-to cart lodge/log store to the side of The Bakehouse provides covered parking if required.

PRINCIPAL GARDEN

is accessed by either a pathway to the rear of The Bakehouse or via an intriguing doorway between the building and the main house which opens out onto the rear terrace from the rear portico. The rear garden itself is laid predominantly to lawn with a number of mature shrubs and bushes interspersed throughout the garden, furthermore well-tended flower beds mark boundaries from terrace to lawn and soften the transition between lawn and boundary red brick walls to the front and side of the garden.

FRONT GARDEN

secured from the rear garden by a brick wall and open to the courtyard and parking at the side. This smaller section of garden frames the front elevation of the property and main entrance, a low picket fence and gateway mark the boundary to Harwich Road.





Grier & Partners - 2024



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