



**Peacock Hall, Church Lane, Clacton-on-Sea, Essex, CO16 0AZ - Asking Price Of £1,250,000**











## INTRODUCTION

this remarkable, stylish, imposing and substantial barn conversion offers a truly stunning 3693 square feet of accommodation focused around the 61'00 x 21'00 open plan kitchen-dining-living space and its 30'00 high vaulted ceilings displaying a wealth of period features. The barn is highly flexible with four double bedrooms and a large mezzanine area, all complemented by the 3/4 of an acre garden taking in a Westerly aspect. Available immediately we highly recommend a viewing.

## STAMP DUTY OFFER

For a limited time only and based on exchange of contracts occurring before the end of September 2025, the developer is willing to cover the stamp duty payable on the purchase of this stunning home! This forms a direct saving of £68,750 on a guide price sale.

Please be aware the stamp duty offer is only available to a home move or first time buyer and not to a purchaser acquiring Peacock Hall as a second property. Furthermore the offer is based on exchange of contracts occurring no later than the 30th September 2025 and based on a guide price sale. For further information please contact Grier & Partners.

## INFORMATION

completed to the highest specification throughout, this build encompasses a fantastic blend of traditional building practice and a sympathetic approach to listed building works, alongside extensive use of modern materials to achieve high insulation values and an ease of living synonymous with modern buildings. Heating is via a LPG gas fired condensing boiler to underfloor zonal controlled heating on the ground floor and radiators on the first floor. Bespoke windows and doors are made to perfectly fit the individual openings of the listed building and maximise natural light. Drainage is to an individual Klargest treatment plant in the rear garden. Underground LPG gas tank with remote monitoring to ensure timely delivery of top up gas.

## BEAUMONT

a small and attractive village, with 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, electric and internet (subject to connection) are connected to the property. Heating is via a LPG gas fired condensing boiler to underfloor zonal controlled heating on the ground floor and radiators on the first floor. Underground LPG gas tank with remote monitoring to ensure timely delivery of top up gas. Drainage is to an individual Klargest treatment plant in the rear garden. Local Tendring District Council contact 01255 686868. EPC - n/a. Council Tax Band – TBC. Check for Mobile signal and internet speeds in this area ([www.Ofcom.com](http://www.Ofcom.com)). Check the flood risk in the area ([www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)).



#### ENTRANCE

from the courtyard parking and cart lodge through strategic planters to the contemporary aluminium front doors that open through into the:

#### HALL

15'4 x 11'8 welcoming into the space with tiled floors and hardwood steps up into the principal living area of the property, lower doors to the sides into bedrooms and further pair of doors into the store cupboard and utility room. Open plan through a feature archway into the:

#### KITCHEN-DINING-LIVING HALL

61'00 x 21'00 with 30'00 high vaulted ceiling presenting a fantastic family friendly focal space of the property with high windows and a glazed apex to the side filling the space with light from the Westerly facing rear garden. Hardwood herringbone flooring compliments greatly the nature of the barn with strategic lighting enhancing the features and nature of the space.

#### KITCHEN

occupying the Southern end of the space with a pair of glazed doors to the rear terrace. This stunning kitchen compliments the wonderful space it occupies. With farmhouse style wall and base units to two sides providing an abundance of space, storage and provision for the built in dual ovens, dishwasher and larder cupboard. Granite work surface extends to two sides with an under-mount dual butler sink and boiling water tap over. A substantial island unit to the centre of the space covered by a granite work surface with extensive storage underneath and an inset Neff five space electric hob with a downdraft extractor fan.

#### PANELLED HALL

14'02 x 13'03 full width aluminium sliding doors to the rear garden and panelled walls to either side of this light space linking the barn to the extensive garden and terracing at the rear. Door to the side into the:

#### UTILITY ROOM

10'07 x 6'04 highly useful internal room with a range of wall and base units to two sides providing extensive storage space, built in fridge/freezer, washing machine and tumble dryer. Granite work surface to two sides with undermount brass butler sink and tap over, recessed ceiling lights and extractor fan.

#### STUDY

10'00 x 8'05 accessed via a short corridor with a doorway to the side into the plant room. This study has a window to the rear overlooking the garden and a partially vaulted ceiling, suitable for a variety of uses.







### LOWER BEDROOMS

both accessed from the entrance hall and cloakroom hall with glazed sliding doors to the courtyard at the front and door to the cloakroom which contains the w/c and wash basin undermount to a granite curved surface over a store cupboard.

### BEDROOM THREE

14'05 x 11'11 window to the front, vaulted ceiling with feature exposed brick wall and panelling to the rear of the room, doors to the wardrobe and through into the:

### EN-SUITE

8'10 x 8'07 A contemporary stylish bathroom. Opaque window to the front, tiled floor, vaulted ceiling with recessed ceiling lights and extractor fan. Freestanding bath with a stylish wall filler tap, corner shower with dual heads, wash basin inset to cantilevered unit with mirrored illuminated cupboard over, w/ c with concealed cistern and heated towel rail.

### BEDROOM ONE

26'08 x 14'05 total space including the en-suite, with two pairs of sliding doors opening out to the front into the screened courtyard and filling the room with light, feature brick rear wall up to the 15'00 ceiling height with panelling to foot of the wall. Walk in wardrobe to the side and door into the:

### EN-SUITE

with a stunning vaulted ceiling and feature brick wall to the rear complete this stylish bathroom, freestanding oval shape bath with taps recessed to the wall, walk in shower with low tiled wall and screen over, tiled vanity unit to the side with wash basin, w/c and mirror fronted cupboard over. Heated towel rail, recessed ceiling lights and extractor fan.







#### UPPER BEDROOMS & MEZZANINE

accessed from the principal living space on the ground floor:

##### BEDROOM TWO

20'10 x 11'11 window to the rear overlooking the garden, spacious bedroom with a walk in wardrobe, recessed ceiling and feature lights and door through into the:

##### EN-SUITE

8'10 x 6'00 oversize walk in shower to the side with tiled walls, screen and dual shower heads, vaulted ceiling with visible beams, w/c with concealed cistern and wash basin inset to cantilevered unit with drawer and storage under. Large mirror wall, recessed ceiling lights and extractor fan.

##### FIRST FLOOR MEZZANINE

21'06 x 12'06 glass balustrade and open above looking out over the open plan living space and taking in the full effect of the barn and its wonderful finish, suitable for a variety of uses from a playroom to cinema space or office.

##### BEDROOM FOUR

14'11 x 11'07 window to the rear overlooking the garden, a fascinating space with full height vaulted ceiling showing the intricate beams of the barn roof, doors to the walk in wardrobe and:

##### EN-SUITE

10'02 x 6'00 painted floor boards and a low door to the mezzanine, to the side an oversize walk in shower with tiled walls features a multi head shower unit, w/c, wash basin and heated towel rail.











#### **OUTSIDE**

to the rear of the property the extensive garden opens out with clearly defined close board, post and rail fencing and hedge boundaries, laid to seed grass and enjoying day long sunshine but with mature trees that provide great shaded spots throughout the day. Extensive flagstone terrace to the rear of the barn provides an abundance of outside seating space. Access track from the side comes across to a large parking area with space for a number of vehicles.

#### **GARDEN STORE**

12'07 x 11'09 slate roof over a timber frame construction with weather boarded elevations and a pair of doors opening to the front. Power and light provided.

#### **CART LODGE**

20'06 x 14'05 across the courtyard from the property this characterful brick built cart lodge has a broad access to the front (9'06) into the covered space with a further storage space 9'08 x 6'01 to the side.













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