



Salt Marsh Hall, Church Lane, Clacton-on-Sea, Essex, CO16 0AZ - Asking Price Of £1,050,000





INTRODUCTION

this extensive newly converted barn offers in total some 4320 square feet of living space alongside over half an acre of parkland garden taking in a Westerly aspect to the rear. Five substantial bedrooms and a living space that makes the very best of this wonderful listed building.

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). Check the flood risk in the area (www.gov.uk/check-long-term-flood-risk).



ENTRANCE HALL

15'00 x 13'00 double doors from the courtyard open into the hallway with doors to ground floor utility room and steps up through an open archway offering views across the garden into the:

LIVING SPACE

70'11 x 21'03 this stunning open plan space with a 25ft high vaulted ceiling crossed by hand finished and cleaned beams combining the feel of a historic barn with a contemporary touch and modern ease of living. Herringbone hardwood flooring throughout this space.



KITCHEN

with a window and double doors opening out into the rear garden, the kitchen has a range of wall and base units to two sides providing an expanse of storage space and provision for the built in larder units and dishwasher, double ovens and warming drawer as well as an American style fridge-freezer with water and ice dispenser. Marbled granite work surfaces to two sides with an inset sink and boiling water tap, further marbled granite work surface over the central island with an inset Neff electric hob and Neff downdraft lateral extractor.



PANELLED GALLERY

14'02 x 13'07 open plan from the living space with bespoke sliding doors out into the garden and terrace, panelled walls give this space a distinctive feeling and frame the doors out into the garden. Doorway to the side into the plant room.



UTILITY ROOM

9'02 x 6'07 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.



MEZZANINE

21'09 x 12'05 velux window to the rear, glass balustrade and a stunning view over the living space, doors to:



BEDROOM FIVE

15'08 x 14'09 window to the rear, vaulted ceiling, walk in wardrobe and EN-SUITE 10'07 x 6'03 walk in shower to the side, w/c and wash basin. Heated towel rail, extractor fan and recessed ceiling lights. Door back into the mezzanine.



BEDROOM FOUR

16'10 x 14'01 recessed ceiling lights under stairs storage cupboard and wardrobe, glazed door into the EN-SUITE opaque window to the rear, tiled floor and walls, oval freestanding feature bath to the side with central taps, walk in shower (rainfall head) with half-tiled, half-glazed screen, vanity unit with sink and integrated w/c. Heated towel rail, recessed ceiling lights and extractor fan.



BEDROOM THREE

21'00 x 13'04 window to the rear with views over the garden, feature brick wall to the centre, door into the EN-SUITE 10'01 x 6'02 walk in shower to the side with dual heads, cantilevered wash basin, w/c, heated towel rail, recessed ceiling lights and extractor fan.



BEDROOM ONE

15'04 x 15'04 windows to the front with feature archways into the courtyard, doors to the walk in wardrobe and EN-SUITE 10'01 x 8'02 opaque window to the front, tiled floor, freestanding oval slipper bath with concealed taps and feed, walk in shower to the side. full width unit with wash basin and w/c. Heated towel rail, recessed ceiling lights and extractor fan.



BEDROOM TWO

via a charming walkway with window to the front and a cloakroom to the rear with wash basin and w/c. 14'96 x 14'02 window to the front, vaulted ceiling with brick feature wall and walk in wardrobe, step up into the EN-SUITE 8'07 x 6'11 vaulted ceiling, tiled floor, walk in shower with full heads, cantilevered wash basin, w/c, heated towel rail, extractor fan and recessed ceiling lights.







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 and 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.







***For indication
purposes only**

