



home.

OFFERS OVER

£1,250,000

Ness Road, Shoeburyness, Southend-On-

South Shoebury Hall Ness Road, Shoeburyness, Southend-On-Sea, Essex, SS3 9DN



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Home Estate Agents are incredibly proud to present South Shoebury Hall Farm, a distinguished Grade II listed residence that embodies both heritage and elegance. With origins in the 16th century and later enhanced in the Georgian era, this is a home of rare distinction, blending timeless architecture with the comforts of modern living. Approached via a private driveway, the property immediately conveys a sense of arrival, offering ample parking and a double garage, while its red-brick façade and landscaped surroundings set the tone for what lies within.



With nearly 4000 square feet, the accommodation is arranged with versatility and balance. The ground floor features a series of elegant reception rooms, including a formal living room, dining room, sitting room, and a cosy family snug, each showcasing character and charm. A bespoke KBD (Kitchens By Design, Leigh) kitchen and bespoke utility room, and a generous gym further enhance everyday living, while a carefully designed wine cellar provides capacity for up to 500 bottles. Upstairs, six double bedrooms offer flexibility for family and guests alike, blending period detail with space and light.

The setting of South Shoebury Hall Farm is equally impressive. More than an acre of landscaped grounds frames the house, with sweeping lawns, mature planting, and a wraparound pathway designed for outdoor dining and entertaining. The Grade I listed circular beehive garden building, a unique and rare feature, stands as both a historic focal point and a testament to the estate's heritage. Additional structures, including a traditional greenhouse, further contribute to the sense of grandeur and self-sufficiency. Together, the house and its grounds offer a lifestyle that balances heritage, elegance, and practicality in one remarkable package.

Historical Setting

The origins of South Shoebury Hall Farm reach back to the 16th century, when its medieval timber-framed core was erected, making it among the older surviving farmhouses in the Shoebury area. In the 18th century the house was given a striking Georgian facelift: the red-brick frontage, sash windows and symmetrical proportions were added, blending seamlessly with the earlier structure to create the classic Elizabethan-Georgian hybrid seen today.

In the early 20th century, the estate was under the ownership of Captain H. R. Townsend and his wife. The property, then known as South Shoebury Hall Farm, was used not only for agriculture (poultry farming in particular) but also for public health purposes: in the 1920s and 1930s, West Ham Council arranged for groups of boys from densely populated urban districts to stay at the meadow lands of South Shoebury Hall Farm during summer holidays, in an effort to provide them fresh air, recreation, and better well-being.

The estate included a large meadow—roughly 20 acres—that was converted into a campsite complete with bell tents, marquees, kitchen, ablution blocks and bath houses, facilities put in place to accommodate these boys. The land boundary of the estate historically extended quite far: up until the 1970s, its holdings ran from behind St Andrew's Church all the way to Ness Road and close to Shoebury Common Beach.

During the Second World War, the campsite was requisitioned by the Army. Following the war, many users of the campsite returned, as did holiday-makers drawn to the Shoebury area and the camping traditions. The area continued to have a communal and leisure aspect, with wooden huts, tent plots (some named after Royal Navy ships) and even a small site shop that expanded over time.

In the later 20th century, especially around 1972, parts of the campsite land were redeveloped into housing ("roads and housing at Admirals Walk and Fremantle") thus reducing the size of the public camping grounds. Throughout, the hall itself—thanks to its listing and preservation of original features such as timber framing, original fireplaces, and joinery—has retained much of its historic character.

As of today, the interiors have been carefully maintained and restored over the years, with original beams, fireplaces, and joinery preserved alongside thoughtful modern upgrades. These sympathetic enhancements ensure the property retains its historic integrity while meeting the expectations of a contemporary family home. Beyond the main residence, the estate's heritage is further enriched by the Grade I listed circular beehive garden building, once historically used as a beehive house and now serving as a charming architectural feature. Together, these elements make South Shoebury Hall Farm a property of genuine historic and architectural significance, where the past is celebrated while offering a home perfectly suited to modern living.

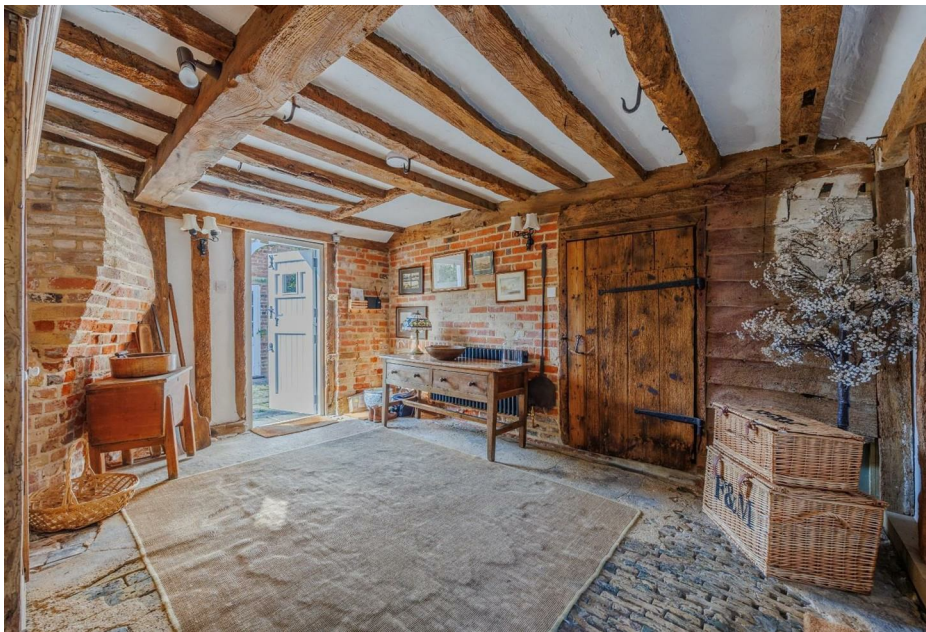
Accommodation Comprises

The property is approached via a charming entrance door with obscure glass panels into:

Entrance Hall

Original wooden floorboards, part panelled walls, wooden staircase with stair runner leading to first floor landing with understairs storage, ceiling light.





Lounge

15'11 x 14'10

Solid wood flooring, dual aspect Sash windows, skirting, picture rail, ceiling light and wall mounted lights, beautiful feature cast iron fireplace with wooden surround, column radiator.

Dining Room

15'10 x 14'10

Solid wood flooring, Sash windows with bespoke wooden shutters, stunning original cast iron fireplace with stone mantel and tiled hearth, ceiling light and wall lighting, two cast iron radiators.

Reception Room One

17'11 x 13'1

Solid wood flooring, Sash windows original wooden ceiling and wall beams, beautiful brick chimney breast with wood burner, two radiators.

Butlers Inner Hallway

Carpeted, storage cupboards, spotlights and wall mounted lighting, black farmhouse doors conceal a staircase leading to the first floor landing and stairs leading to the cellar. Access to:

Guest Cloakroom

5'6 x 3'6

Carpeted, single glazed obscure window to rear, original butlers cupboard, wash hand basin with vanity storage, WC, wall light, radiator.

Reception Room Two

14'10 x 13'3

Carpeted, Sash window to side, wooden farmhouse door leading to garden, original wooden beams to ceiling and walls, ceiling light and wall mounted light, storage cupboard, radiator. Door to:

Gym

16'0 x 11'9

Tiled flooring, original wooden wall beams, dual aspect windows to the rear and side, cottage door leading to the garden, electric storage heater.

Kitchen

15'5 x 13'6

Tiled flooring, original wall beams, dual aspect windows to side, wall mounted lighting, column radiator. The bespoke by Kitchens By Design has a range of base units with Quartz worksurfaces, breakfast bar and matching wall mounted units, double Butler sink with mixer tap and additional filter tap, space for Aga oven and integrated extractor fan above, integrated dishwasher, fridge, freezer and Siemens wine fridge.

Boot Room

15'5 x 13'6

Original brick flooring and to one wall, Sash window to side aspect, original ceiling and wall beams, two cottage style doors to either side, wall mounted lighting, column radiator.

Utility Room

13'6 x 6'11

Original brick flooring, exposed beamed roof, single glazed window to side, access to loft storage. A range of bespoke base units with Quartz worksurfaces and matching wall mounted units by Kitchens By Design, butler sink with mixer tap, space and plumbing for two washing machines, space for American style fridge freezer, cast iron radiator, spotlighting, extractor.

First Floor Landing

Wooden flooring, part panelled walls, Sash window to front aspect, staircase leading to second floor, ceiling light, column radiator. Doors to:

Bedroom One

14'10 x 11'8

Carpeted, Sash window to front, ceiling and wall mounted lighting, bespoke fitted wardrobes, radiator. Door to:

En-Suite

5'8 x 4'9

Lino flooring, tiled walls, single glazed window to side, spotlighting, shower cubicle, WC, wall mounted wash hand basin with mixer tap, extractor.

Bedroom Two

15'5 x 14'10

Carpeted, Sash window to the front, original cast iron fireplace, bespoke fitted wardrobes, ceiling light, two radiators.

Bedroom Three

15'0 x 13'4

Carpeted, original wooden wall beams, Sash window to side, bespoke fitted wardrobes, two additional storage cupboards, cast iron fireplace with wooden mantle, door to loft storage and loft hatch to storage above, ceiling light and wall mounted lights, door to bedroom one, radiator.



Bedroom Four

15'0 x 12'6

Carpeted, Sash window to side aspect, ceiling light and wall mounted lighting, radiator.

Family Bathroom

7'9 x 5'8

Carpeted, tiled walls, single glazed Sash window to rear, ceiling light, panelled bath with shower head attachment, WC, pedestal wash hand basin, heated towel rail.

Landing Two**Second Floor Landing**

Carpeted, slightly vaulted ceiling light, doors to bedrooms five and six.

Bedroom Five

15'7 x 11'7

Carpeted, Sash window to side, slightly vaulted ceiling, wall mounted light.

Bedroom Six

15'5 x 11'7

Carpeted, Sash window to side, slightly vaulted ceiling, wall mounted lighting,

Externally

The property is set within an acre of land and features a brick patio that wraps around the house offering a great space for dining and entertaining and surrounded by mature shrubs and bushes as well as a well manicured lawn. Additionally there a beehive building and a grade I listed outbuilding.

Garage

19'10 x 14'10





Offers Over £1,250,000 Freehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
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TENURE
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS
By prior appointment only