



LAMB & CO

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## HEATH ROAD, TENDRING, CO16 0BT OFFERS IN EXCESS OF £795,000

Set within private grounds approaching an acre and surrounded by tranquil countryside, Pond Farm House is a beautifully reimagined family home. Lovingly renovated throughout, this elegant family residence features a bespoke kitchen and dining space at its heart, complemented by stylish reception rooms and luxurious finishes that create warmth and sophistication in equal measure.

Outside, the grounds offer privacy and endless versatility, with an expansive deck and outdoor kitchen inviting relaxed entertaining, and a collection of fully-serviced outbuildings totalling approximately 1,600 Sq Ft (including a 40ft barn, a cabin, and a studio) offer endless possibilities for work, creativity, or play.

- Grounds Approaching One Acre
  - Beautifully Reimagined
- Solar Panels & 15kw Battery Storage
- Multiple Outbuildings
- Bespoke Oak Framed Entrance
- No Onward Chain
- En-Suite to Master
- EPC B



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## OVERVIEW

The property features high quality finishes throughout including; Oak framed entrance porch, bespoke built in media unit to sitting room, feature column radiators, hand-made kitchen with stone worktops, integrated wine cooler and Smeg induction hob. Beautifully decorated throughout to create a contemporary yet timeless space with feature panelling. The first floor bathroom combines luxury and traditional styling with Lusso Stone sanitaryware and a free-standing Albion bathtub.

Planning permission was previously granted for an extension (further details below) and there is plenty of scope to design a space to suit any family lifestyle.

The extensive grounds lie behind secure gates with a range of mature trees and a pond framing the house which sits centrally in it's plot. There is patio, decked area and outdoor kitchen to make the most of the outdoors, as well as outside WC and plant room.

An array of outbuildings offer scope for multiple uses including;

- Insulated log cabin with power and internet, log burner and diesel heater.
- Brick built garage with power connected.
- Large barn with power & water connected.
- Timber studio currently designed as a playroom with power connected.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



## ENTRANCE HALL



## SITTING ROOM

12'2" x 10'10" (3.71m x 3.30m)



## RECEPTION/BEDROOM

12'6 x 12'2 (3.81m x 3.71m)



## BEDROOM

14'1 x 12'2 (4.29m x 3.71m)



## KITCHEN FAMILY ROOM

21'8 x 14'1 (6.60m x 4.29m)



## EN SUITE

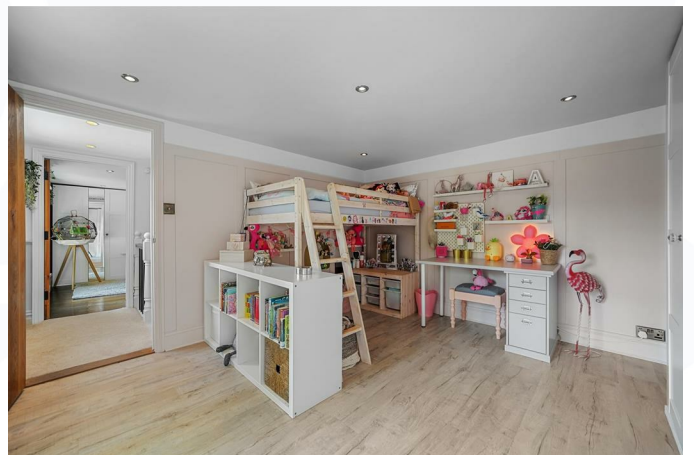
7'3 x 3'11 (2.21m x 1.19m)



## FIRST FLOOR LANDING

## BEDROOM

12'6 x 12'2 (3.81m x 3.71m)



## BEDROOM

12'2 x 10'10 (3.71m x 3.30m)



## GARDEN



## BATHROOM

11'10 x 5'3 (3.61m x 1.60m)



## BARN/WORKSHOP

40' x 23'11 (12.19m x 7.29m)



## OUTSIDE

## CABIN

18'4 x 18'4 (5.59m x 5.59m)

## STUDIO

16'9 x 7'10 (5.11m x 2.39m)



## GARAGE

17'5 x 9'2 (5.31m x 2.79m)

## REAR ASPECT



## AERIAL VIEW



## PLANNING

Historically planning was approved in 2016 under reference 16/01107/FUL for the addition of a porch and single storey extension. We believe the consent, although lapsed, should be extant as the porch has been constructed, though advise interested parties to verify the status of the planning with Tendring District Council. A copy of drawings can be provided upon request.

## Material Information

Council Tax Band: D

Heating: Oil fired central heating

Services: Mains electric & water

Drainage: Septic tank (we are aware that this does not meet current regulations but will be upgraded to a compliant system prior to exchange of contracts)

Solar: The property benefits from solar panel system with battery storage (Owned not leased)

Broadband: Ultrafast fibre provided by County Broadband (up to 1,000 mbps)

Mobile Coverage: Vodafone - 86% | EE - 82% | O2 - 78% | Three - 68%

Construction: Solid brick

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water - very low | Rivers & sea - very low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: West

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

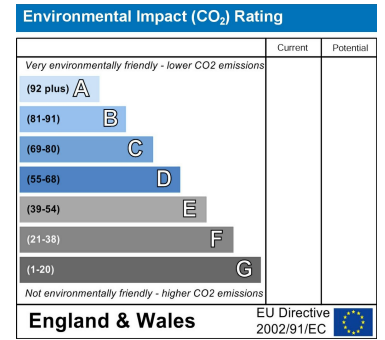
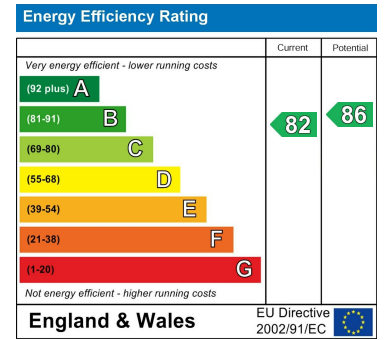
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



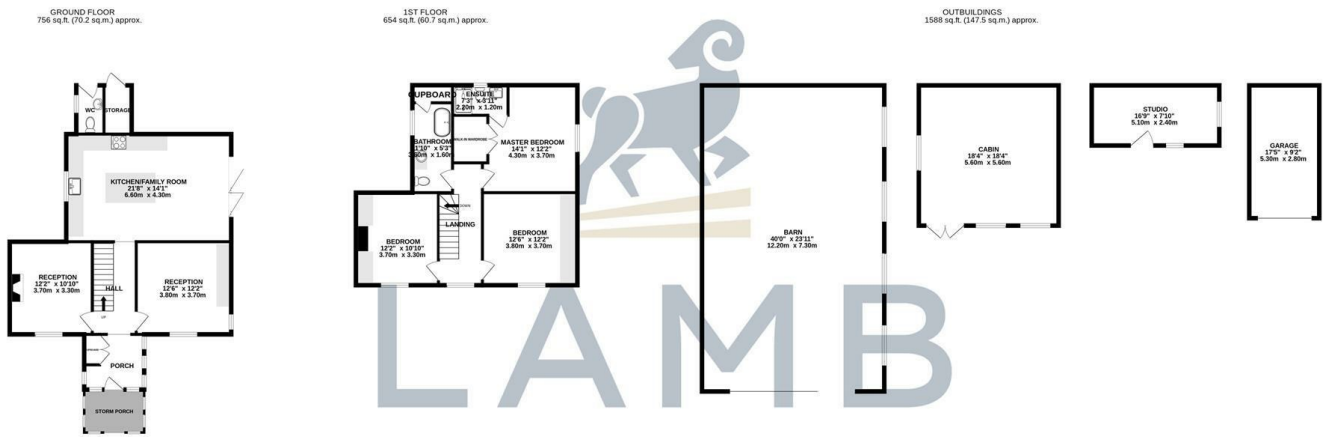
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1372sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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