

PORK LANE, GREAT HOLLAND, ESSEX, CO13 0EP

Price

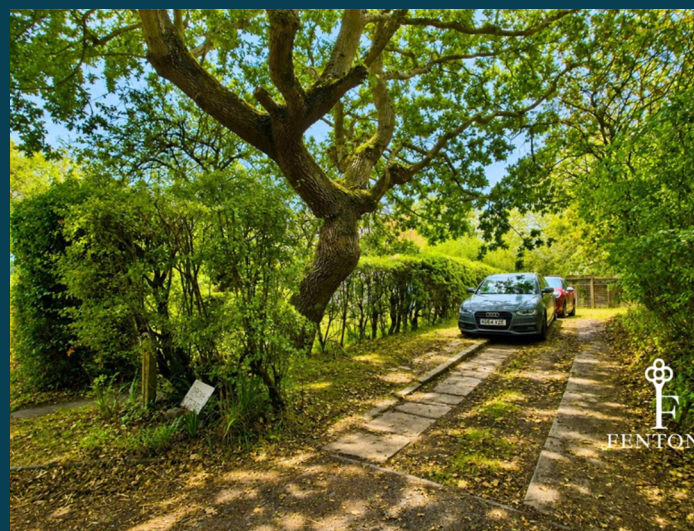
£450,000

FREEHOLD

- Three Bedroom Detached Character Property
- Surrounded By Panoramic Farmland Views
- One Acre Approx. Additional Meadow/Woodland Land With Individual Power Supply
- Semi-Rural Location In Sought Village
- Two Reception Rooms
- 16'5" x 15'4" Kitchen/Diner
- Ground Floor Shower Room & First Floor Bathroom
- Secluded, Spacious Front, Side & Rear Gardens
- Ample Off Street Parking
- EPC Rating TBC/ Council Tax Band - D



FENTONS
ESTATE AGENTS



An exceptional THREE BEDROOM DETACHED CHARACTER FAMILY HOME with FARMLAND VIEWS & Approximately One Acre of ADDITIONAL LAND in an idyllic semi-rural setting. Occupying an enviable position amidst the beautiful countryside of Great Holland, this distinctive three bedroom detached residence enjoys far-reaching farmland views, generous gardens and approximately one acre of adjoining meadow and woodland. Rich in character, the property seamlessly combines an original cottage believed to date from the 1700s with a later addition, creating a wonderfully individual home. The accommodation includes an elegant sitting room, separate lounge and an impressive 16'5" kitchen/diner, with delightful countryside views enjoyed from multiple aspects. Outside, substantial front, side and rear gardens provide a wonderful sense of space and seclusion, complemented by ample off street parking for several vehicles. The adjoining acre of meadow and woodland is a particularly rare feature and further enhances the exceptional lifestyle this property has to offer. Set within the desirable village of Great Holland, the property combines peaceful countryside living with convenient access to Frinton-on-Sea, local amenities, mainline rail connections and the beautiful Essex coastline. A truly unique country home offering character, space and an outstanding semi-rural setting.

Accommodation comprises of approximate room sizes

Part glazed hardwood entrance door leading to:-

Hallway

Two Georgian style windows to side. Stair flight to first floor. Doors to sitting room.

First Floor Landing

Door to:-

Bedroom

16'1" max x 13'2"

Original beamed walls. Original exposed wood flooring. Georgian style window to rear. Double glazed window to front.

Sitting Room

15'8" x 12'6"

Stunning brick built fireplace with open mantle and inset log burner. Georgian style window to rear. Two double glazed windows to front. Door to:-

Kitchen/Diner

16'5" x 15'4"

Fitted with a range of matching fronted units. Bevelled edge marble effect worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Glass display cupboard. Corner display shelving. Plumbing for automatic dishwasher. Freestanding Aga. Part tiled walls. Two windows to side with stunning farmland views. Double glazed window to front. French doors giving access to rear. Door leading to inner hall. Stair flight to first floor.

Inner Hall/Utility

8'4" x 5'2"

Built in storage cupboard. Plumbing for washing machine. Space for tumble dryer. Double glazed window to side with stunning farmland views. Door to:-

Shower Room

Suite comprises low level w/c. Pedestal wash hand basin. Built in shower cubicle with wall mounted integrated shower. Part tiled walls. Further built in airing cupboard. Window to rear.

Lounge

15'5" x 11'4"

Window to side with stunning farmland views. French doors giving access to side.

First Floor Landing

Two double length built in eaves storage cupboards. Window to side with panoramic farmland views. Doors to all rooms. Door to:-

Bedroom

15' x 13'

Built in storage cupboard. Georgian style window to rear. Double glazed window to front.

Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls. Double glazed window to rear. Wall mounted electric heater.

Bedroom

15'5" x 12'

Exposed wood flooring. Georgian style window to side. Double glazed window to rear. Double glazed window to front with panoramic farmland views.



Outside

Mature secluded gardens, part laid to lawn. Borders well stocked with array of flowers, shrubs, bushes and trees. Patio seating area. Wooden storage shed. Greenhouse. Array of mature hedges. Open access to front.

Outside - Front

Part laid to lawn. Array of mature flowers, shrubs and bushes. Hardstanding area providing ample off street parking for several vehicles. Front and side surrounded by farmland.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2,316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cess Pit

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/covage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

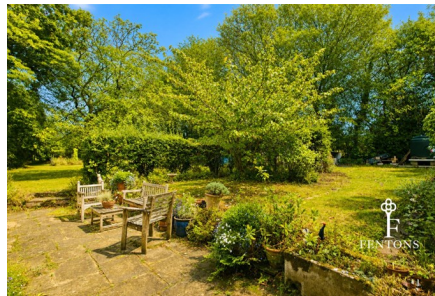
You will find a list of any/all referral fees we may receive on our website

Agents Note (1)

The vendors have informed us that they have right of way over the farmers field to a privately owned fresh water well which is located within 50 metres of the property.

Agents Note (2)

The vendors have informed us there is a shed on the meadow/land and a individual power supply.



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Call us on
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www.fentonsestates.co.uk

Council Tax Band

D



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR



1ST FLOOR



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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