



Thorpe Lodge Farm
Landermere Road | Thorpe-le-socken | CO16 0NG

FINE & COUNTRY

OVERVIEW

A truly distinctive six bedroom home, this former Victorian dairy has been thoughtfully converted and enhanced over time to create a home of exceptional character and versatility.

Originally transformed in the 1980s and extended in subsequent years, the property now offers an impressive blend of historic charm and adaptable living space.

The property is complemented by an impressive range of outbuildings, including a substantial barn and former stable blocks.









STEP INSIDE

Rich in personality, the interiors showcase vaulted ceilings, exposed beams, and an abundance of unique architectural features, resulting in a home that feels both warm and individual. With a generous overall footprint and a variety of flexible rooms, the property lends itself equally well to family living, multi-generational use, or lifestyle-focused buyers seeking something out of the ordinary.

The heart of the home is a striking kitchen/dining space, perfectly positioned for both everyday living and entertaining, with adjoining living areas that provide a natural flow throughout the ground floor. A principal living room offers a comfortable retreat, while additional reception space adds further flexibility for formal or informal use.

A series of bedrooms are arranged across the ground and first floors, several benefiting from en suite facilities, creating ideal accommodation for guests or extended family. The layout is both practical and intriguing, with different wings offering a sense of privacy and independence. Additional features include a gym area, sauna and shower facilities, enhancing the lifestyle appeal of the home.

Character is evident throughout, with exposed timbers, varied ceiling heights and charming details that reflect the building's heritage, while later extensions have been carefully integrated to provide modern comfort without compromising its original appeal.

STEP OUTSIDE

STEP OUTSIDE

The property is complemented by an impressive range of outbuildings, including a substantial barn and former stable blocks, as well as a generous garden, offering extensive potential for a variety of uses subject to the necessary consents. Carports provide ample covered parking, and the overall setting creates a sense of space and opportunity rarely found.

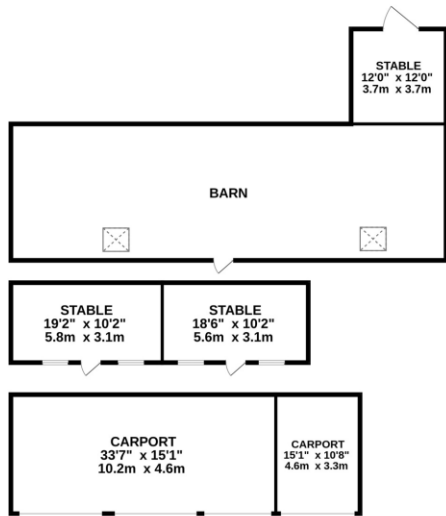
Courtyard areas connect different parts of the home, forming sheltered and private outdoor spaces ideal for entertaining or relaxing, while also enhancing the unique layout and character of the property.

LOCATION

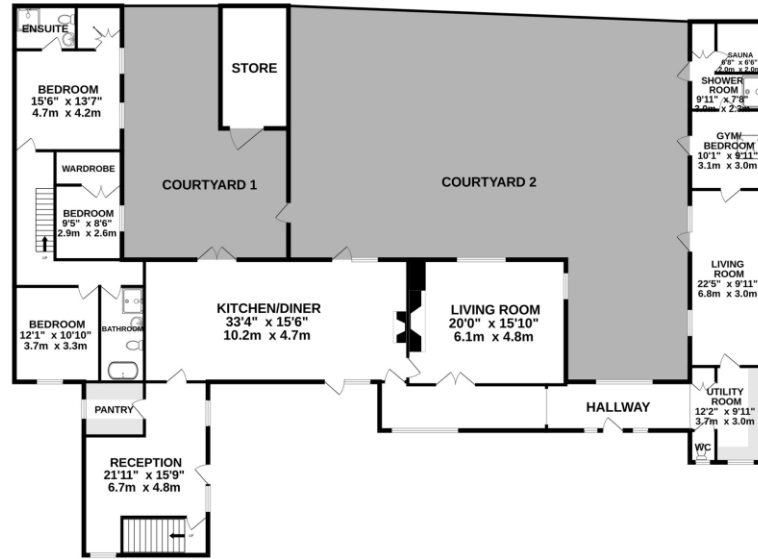
Thorpe-le-Soken stands out as a prime location, seamlessly combining the charm of village life with convenient access to excellent amenities and strong transport links. The village offers a Tesco Express, a variety of pubs and eateries, a pharmacy and doctor's surgery, and is well served educationally by Rolph Church of England Primary School & Nursery and Tendring Technology College for secondary education. Families also benefit from access to respected independent schooling nearby, including St Philomena's School in Frinton-on-Sea



OUTBUILDINGS
2147 sq.ft. (199.4 sq.m.) approx.



GROUND FLOOR
2763 sq.ft. (256.7 sq.m.) approx.



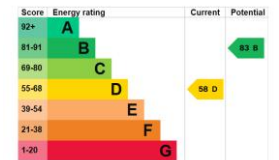
1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 5686 sq.ft. (528.3 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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