



## Ingarfield Road, Holland-On-Sea

Set on a quiet residential street moments from the sea, this carefully reimagined house pairs a restrained material palette with playful, contemporary detailing. Interiors unfold in a sequence of calm, light-filled spaces, culminating in a striking open-plan living area that connects seamlessly to the garden beyond.

Guide price £575,000

# Ingarfield Road

Holland-On-Sea, Clacton-On-Sea, CO15



- Thoughtfully renovated coastal home with a calm, contemporary palette
- Principial suite with dressing area and refined en suite bathroom
- Generous natural light throughout, enhanced by wide glazing and rooflines
- Expansive open-plan kitchen, dining and living space with garden connection
- Additional bedrooms characterised by soft tones and tailored detailing
- Landscaped garden with terrace and a separate outbuilding/studio
- Sculptural kitchen island with integrated appliances and bespoke cabinetry
- Elegant bathrooms combining marble finishes, soft pink tiling and black accents

## The Property

Entry is via a softly lit hallway, where neutral tones and clean lines establish the home's cohesive tone.

To the rear, the house opens dramatically into a generous kitchen and dining space. A large, monolithic island in pale stone anchors the room, offset by sleek, dark cabinetry and integrated appliances. Full-width glazing draws in natural light and frames views of the garden, while a dining area sits comfortably to one side, allowing the space to function equally well for everyday living and entertaining.

Bedrooms are arranged with a sense of calm and proportion; one is finished in a gentle blush and white scheme with scalloped detailing, while another occupies the upper level, its sloping ceilings framing a dormer window and lending an intimate, almost retreat-like quality.

The principal suite is particularly considered, with a sculptural upholstered bed set against a panelled backdrop. A partially open dressing area introduces a boutique sensibility, with open wardrobes and curated storage. The adjoining en suite bathroom continues the home's refined aesthetic, combining marble-effect surfaces with black-framed glazing and fittings.

Bathrooms throughout are distinctive yet harmonious—one pairing pale pink vertical tiles with stone surfaces and soft cabinetry, creating a quietly expressive composition.

## The Outside

The rear garden is designed as an extension of the interior, with a paved terrace directly accessed from the kitchen through wide sliding doors. Beyond, a neat lawn is bordered by structured planting, leading to a timber-clad outbuilding at the far end - ideal as a studio, workspace or garden room.

The overall effect is one of privacy and enclosure, with carefully composed sightlines and a seamless transition between inside and out.

## The Area

Holland-on-Sea is known for its quieter character along the Essex coastline, offering a more relaxed alternative to neighbouring seaside towns. Wide, sandy beaches and open greenspaces are within easy reach, providing a strong connection to the coast and outdoor living.

Clacton-on-Sea town centre is a short drive away, offering everyday amenities, while local cafés, independent shops and coastal walks lend the area a gentle, village-like appeal. Rail services from nearby stations provide connections to London Liverpool Street, making the location viable for both permanent living and weekend retreat.

## Further Information

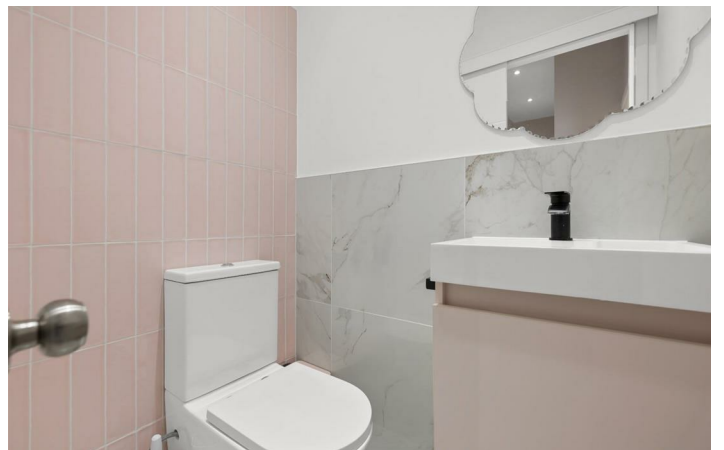
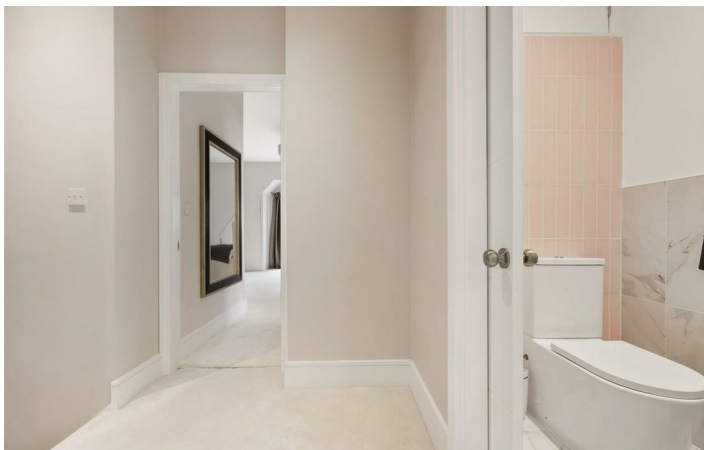
Tenure - Freehold

Council Tax - Tending Band E

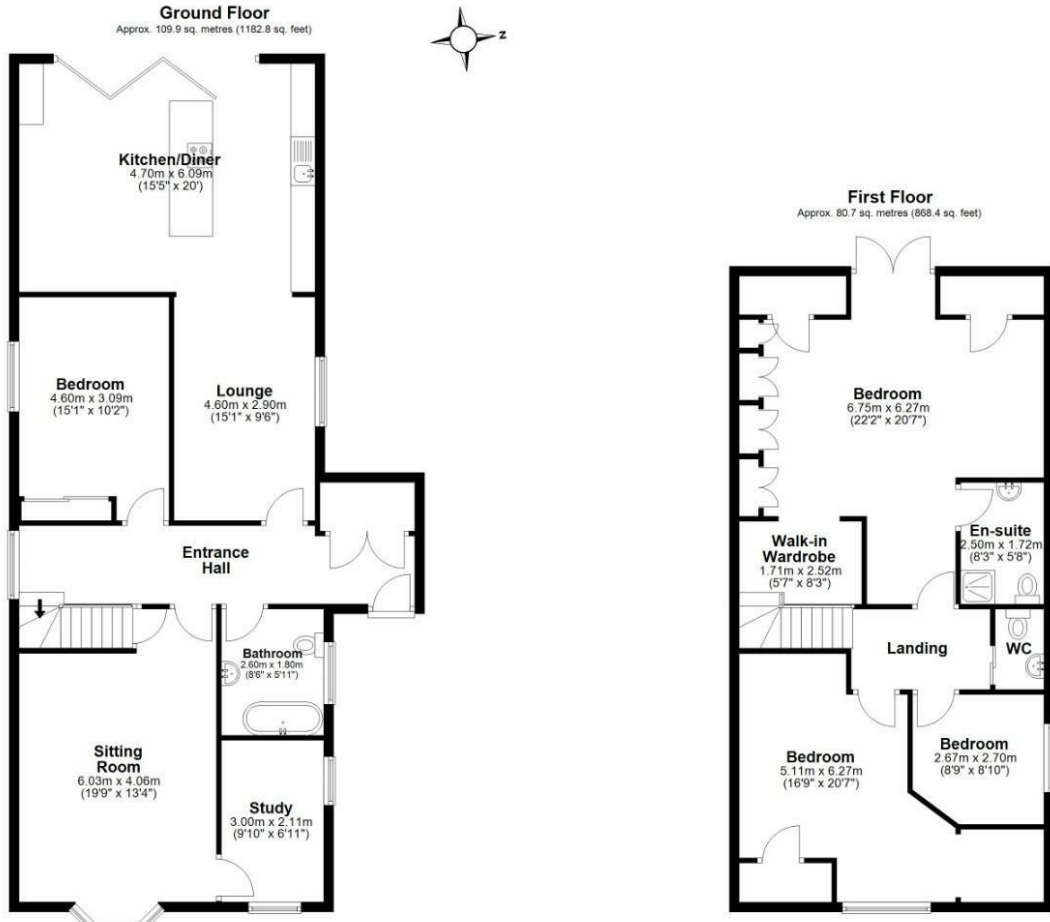
Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - needs to secure an onward purchase



# Floor Plan



Total area: approx. 190.6 sq. metres (2051.2 sq. feet)

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Plan produced using PlanUp.

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