



Stone Hall

London Road | Little Clacton | CO16

FINE & COUNTRY









STEP INSIDE

OVERVIEW

Welcome to a spectacular four-bedroom home that elegantly marries historic beauty with modern functionality. Originally a 16th-century cottage extended in the 19th century and again in 2023, it has been transformed into a spacious 2,500 sq. ft. dwelling. Retaining its original charm with exposed beams and charming nooks, the property spans three floors and offers a unique, spacious, and inviting living space.

STEP INSIDE

As you enter the ground floor, you are greeted by a welcoming hall leading to a versatile reception room. Adjacent is a generous living room featuring a large inglenook fireplace with a stove. The dining room, with its fireplace and bay window, adjoins a cosy snug.

The modern, high-specification kitchen, complete with a large breakfast bar and bi-fold doors opening onto the garden, creates an ideal indoor/outdoor vibe. The utility room provides additional storage space and access to the outside.

The ground floor also benefits from an additional searing area, providing additional living space and a shower room. Venture to the first floor, where you will find three well-appointed bedrooms, each with its own ensuite, ensuring comfort and privacy.

Ascending to the second floor reveals a spacious fourth bedroom. Accompanied by a dressing area and a conveniently located bathroom, this floor offers privacy and charm.



STEP OUTSIDE

STEP OUTSIDE

The property provides ample off-road parking, the rest of the frontage is a well-maintained lawn with a variety of shrubs and trees, all enclosed by fencing and a five-bar gate. The generous enclosed and private rear garden features diverse spaces, including a lawn, patio, various trees, shrubs, plants, and a storage shed.

The heated swimming pool includes a pump room with a filtration system and heating, which can be powered by an air source heat pump or the fitted boiler.

An outbuilding accompanies the pool, offering comprehensive facilities including kitchen and shower room.

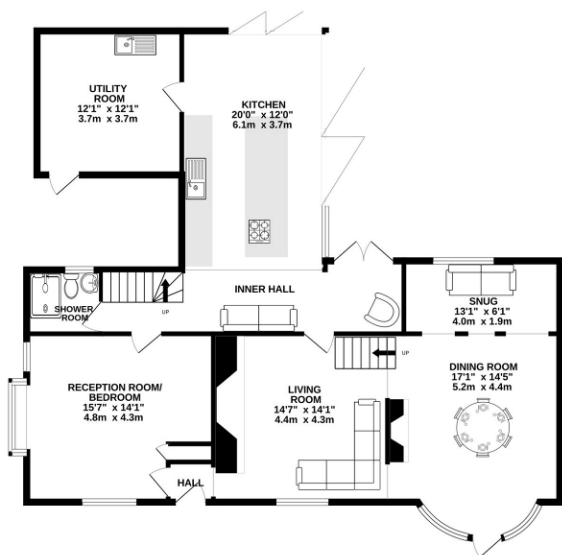
LOCATION

Little Clacton is a charming village in Essex's Tendring district, steeped in history dating back to Roman times. Nestled amidst scenic countryside and featuring historic buildings, quaint cottages, and welcoming locals, the village offers local shops, a pub, a village hall, and a large park.

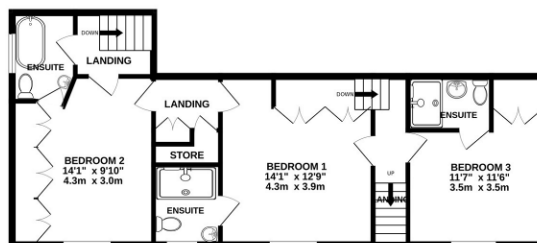
With excellent access via the A120 and A12, and nearby train stations at Thorpe-le-Soken or Clacton, Little Clacton is convenient for commuters.

The village boasts a primary school, and for those seeking private education, nearby St. Philomena's School in Frinton-on-Sea is an excellent choice. For secondary education, Tendring Technology College is a short distance away, and there are several private secondary schools in Colchester.

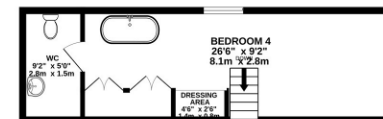
GROUND FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 2243 sq.ft. (208.4 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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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY