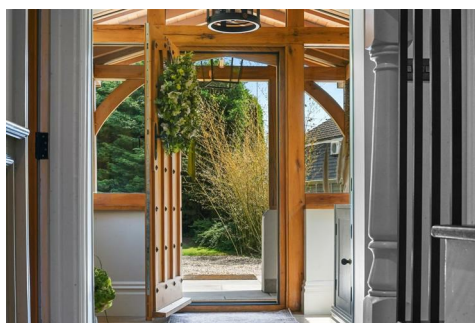




LAMB & CO

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Inspired by property, driven by passion.



HEATH ROAD, TENDRING, CO16 0BT

PRICE £850,000

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

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)



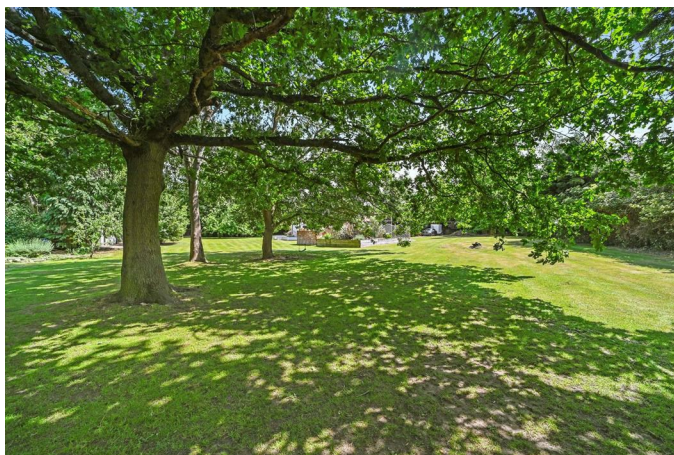
BATHROOM

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



OUTSIDE

GARDEN



BARN/WORKSHOP

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



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

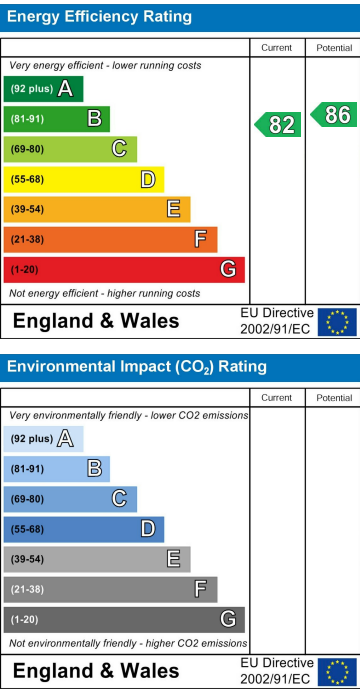
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



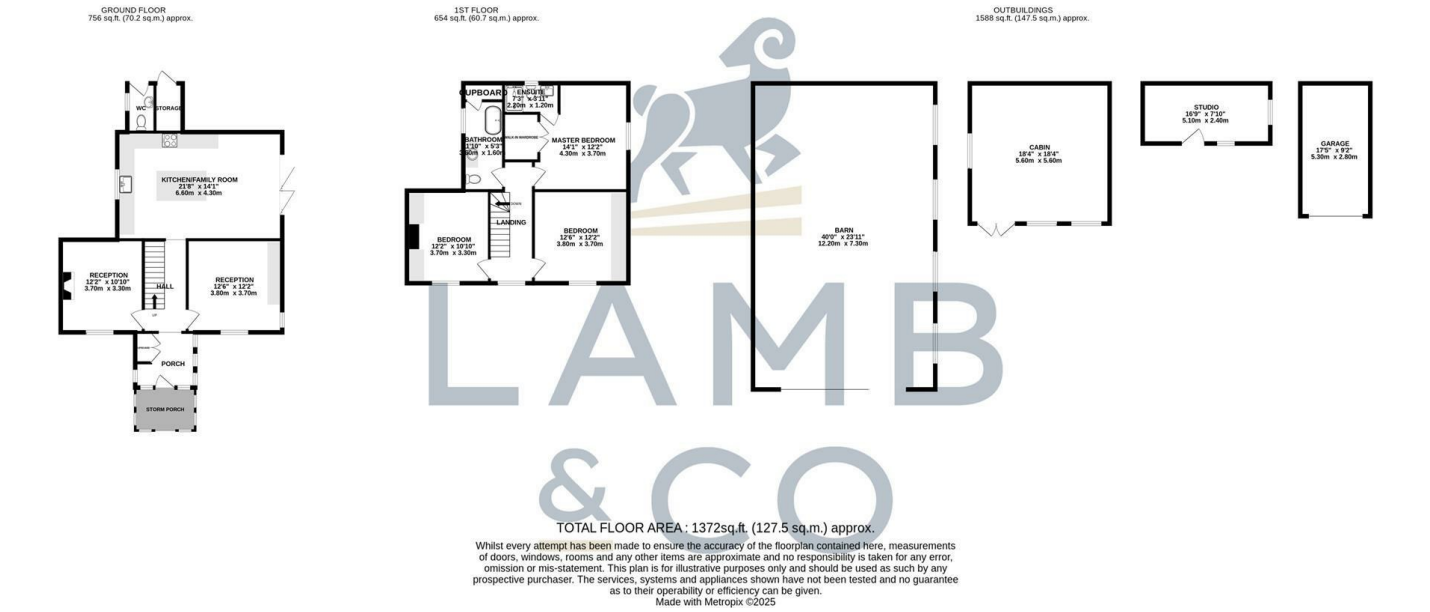
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.