Station Road, Burnham-On-Crouch CM0 8HJ

Offers in the region of £850,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Kingsland House an ancestral home and iconic building in the town of Burnham On Crouch run as a well known and respected business, since 1853.
The property was sold to the current vendors who also have strong local ties to the town. They fell in love with the building and have sympathetically modernised and interior designed the house to their needs and continue to further improve the property.

This gorgeous five bedroom detached Victorian property has a wealth of accommodation all of which offers incredible versatility, whether as a fantastic family home, dual living possibilities, or even the most amazing guest house or airbnb subject to any consents required.

The ground floor has an impressive entrance hallway, spacious dining room, sitting room, a fantastic hub of the home open plan kitchen and garden room, lounge which has access to the cellar, large utility room and cloakroom w/c, shop and office.
The first floor has five superb double bedrooms a family bathroom, shower room and a door leading to the extremely large and impressive principal suite which also has a second staircase down to the lounge.
Externally a private walled south facing rear garden to relax and enjoy, private electric gates to the parking and a very large barn with residential status, ready and waiting to be converted to your requirements (stp).

Entrance hallway
Entrance door with above light window and Kingsland House motif to the tiled hallway. Stairs to the first floor with recess below, wall mounted alarm keypad, radiator with decorative cover and down lighting.
PLEASE NOTE the property has gorgeous high ceilings throughout as expected from this era and we would urge you to pay particular attention to the photography and video tour, to truly appreciate the quality, love care and attention that has been given to the property by the current vendors.

Sitting room
18'8" x 10'5"
This is a lovely cosy room with an open fireplace and cast iron wood burner and cupboards to one side. Totally versatile in its use with a square sash bay window to the front and fitted blinds, radiator and television point.

Dining room
21'4 into bay x 12'3
An excellent size room, great for entertaining with solid wooden parquet flooring, wooden fireplace surround and an open fire (currently capped) but if swept and inspected, could be used. Square sash bay window to the front with fitted blind and radiator.

Kitchen/breakfast room
19'7 x 12'6
This is a fantastic room and open plan to the garden room and certainly the hub of the home. There is an extensive range of Anthracite colour full length units to one wall, incorporating a larder fridge and larder freezer, matching base units with solid granite work surfaces and plenty of drawers. Inset five ring gas hob with wok burner, glass splash back and above stainless steel extractor, twin Neff self cleaning fan ovens.
Large matching breakfast bar island again with solid granite work surface, inset twin sinks, pull out bin stores and a quality twin drawer dish washer which can was two cycles independently, drawer and cupboards. Engineered oak flooring running throughout, down lighting and a column style radiator and underfloor heating, stack and slide doors across the back of both rooms bringing bags of natural light and overlooking the garden.

Garden room
12'6 x 8'5
This area is open plan to the kitchen/breakfast room and a lovely area to sit and relax and look out onto the garden, especially so with stack and slide opening doors stretching across the rear of the room. The engineered oak flooring continues into this space with underfloor heating and there is a door to the lounge.

Utility room
22'7 x 6'5
This room is large by any standards and has matching Anthracite coloured three quarter length units and base units with complimentary work surface over and a continuation of the engineered oak flooring and underfloor heating, Inset stainless steel sink, plumbing for washing machine and space for further utilities, double built in cupboard, column style radiator, plenty of cloaks hanging space and door to the side and garden.

Cloakroom/w/c
W/c with high flush, pedestal hand wash basin, expel air and a continuation of the engineered oak flooring and underfloor heating.

Office
10'5 x 9'8
a good size office with exposed wooden flooring and door to the shop, which can of course be shut off from the main living accommodation.

Shop
29'6 x 22'2
An excellent size shop with exposed wooden flooring, air conditioning and a large display window to the side and door and a further window to the front.

Lounge
17'8 x 16'7
Again totally versatile whether you keep this as your lounge or a reception room of your choice. This spacious room has a bright and airy feel with a large window to the side and door to the rear. Large understairs walk in cupboard with access to the cellar, stairs to the very impressive principal suite. down lighting and radiator.

Landing
Sash window to the front and down lighting.

Bedroom
15'5 x 12'11
Original cast iron fireplace and tiled surround, dual sash windows with fitted blinds to the front and radiator.

Bedroom
16'3 x 9'6
All the bedrooms are excellent size double rooms, this room has fitted cupboards plus shoe racks and matching double fitted wardrobe to the opposite wall. Original cast iron fireplace, radiator, single built in cupboard and a sash window to the rear with fitted blind.

Bedroom
12'5 x 9'7
Built in double cupboard/wardrobe, original cast iron fireplace and tiled surround, dual sash windows to the front with fitted blinds and radiator.

Bedroom
12'5 x 9
Sash window to the side with fitted blind with a great view looking down the high street and radaitor.

Bedroom
14'4 x 9'4
Due to the curvature of the property this gives this room an interesting irregular shape. Sash windows and blinds with great street views to the front and side, radiator.

Principal suite bedroom
14'2 x 13'9
The principal suite can be accessed from the main landing and also from the lounge second staircase, consisting of a n incredible size bedroom, equally impressive dressing room and en-suite.

Principal suite dressing room
13'3 x 9'7

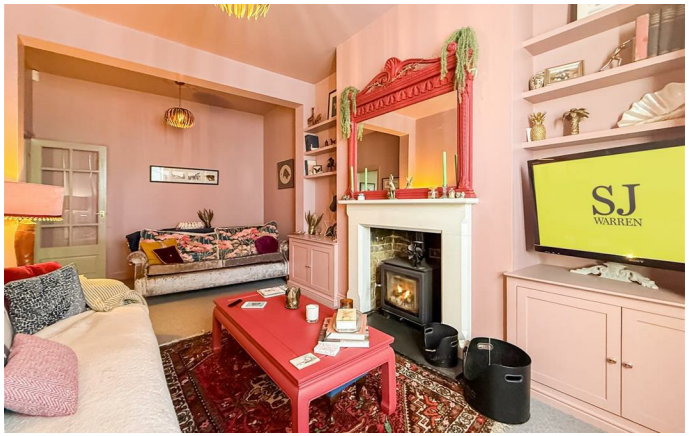
Principal suite en-suite
12'2 x 6'1

Bathroom
Fitted to a very high standard with a roll top free standing bath with taps and shower attachment, pedestal hand wash basin and a w/c with high flush. Tiled, flooring, down lighting, heated towel rail and an original cast iron fireplace, sash window to the rear with fitted blind.

Shower room
Walk in double shower cubicle with rain and hand held showers, w/c with high flush, pedestal hand wash basin, heated towel rail, expel air and a sash window to the rear with fitted blind.

Rear garden
The rear garden is a gorgeous sun trap with a large patio/entertaining area with twin Aluminium with tilt and turn roofs, power point, hot and cold outside taps and space for a hot tub. The main garden has been neatly laid to lawn with majority brick boundary walls, and landscaped borders. To one side there is plenty of private parking accessed via electric double opening gates and electric pedestrian gate.

Barn
47 ft x 20'9
The barn could be a fantastic project which of course depends on any planning consents required, if thinking of a residential conversion or even airbnb.
It does offer many different options potentially for its use, something of which the current vendors would have pursued if not decided to sell.



Kingsland House, Station Road, Burnham-On-Crouch

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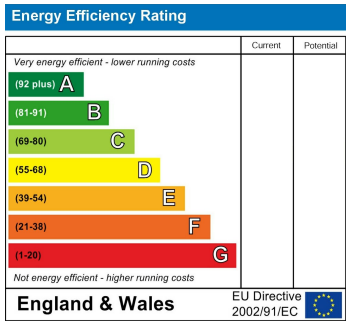

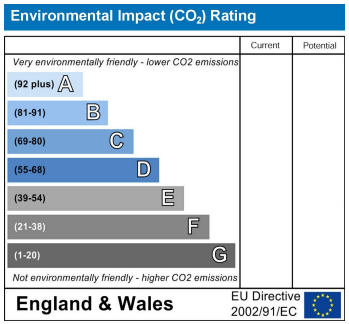

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