



Pear Trees

Pork Lane | Great Holland | CO13 0JE

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

A charming four-bedroom character home in the sought-after village of Great Holland, offering well-balanced accommodation and substantial outbuildings. Rich in character with exposed beams and period charm, this appealing home also benefits from planning permission (25/01714/FUL) for a single detached bungalow.

STEP INSIDE

Set behind an attractive façade, this delightful home immediately showcases its character, with beamed ceilings and a warm, welcoming atmosphere throughout.

The ground floor centres around a generous sitting room, providing a comfortable setting for quiet evenings and social occasions, while the adjoining garden room enjoys views over the grounds and offers a wonderful link between the house and garden. A separate dining room creates an excellent space for family gatherings and entertaining, complemented by a spacious kitchen/breakfast room.

Practicality has been carefully considered, with a useful utility room, cloakroom and boiler room providing valuable ancillary accommodation.

A dedicated study offers an ideal environment for those working from home and provides further versatile accommodation.

The first floor continues to impress with four bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

Throughout the home, character features, including exposed beams, add charm and individuality, creating a property that feels both inviting and full of personality.



STEP OUTSIDE

STEP OUTSIDE

Outside, the generous garden is a particular feature of the property. Thoughtfully established over many years, it is framed by mature trees, shrubs and planting, creating a beautiful and private setting that can be enjoyed throughout the seasons. With extensive areas of lawn and a variety of secluded spots to sit and unwind, the grounds provide ample space for family gatherings and entertaining, gardening enthusiasts, or simply enjoying the peace and quiet of the surrounding countryside.

Backing onto open farmland, the garden enjoys far-reaching views across the rural landscape, enhancing the sense of space and tranquillity. Ideal for those drawn to rural and farm living, the setting offers a rare opportunity to enjoy open countryside views.

The property is complemented by a substantial detached outbuilding incorporating a large garage and a series of useful storage rooms, presenting a range of possibilities for storage, workshops, or hobbies.

LOCATION

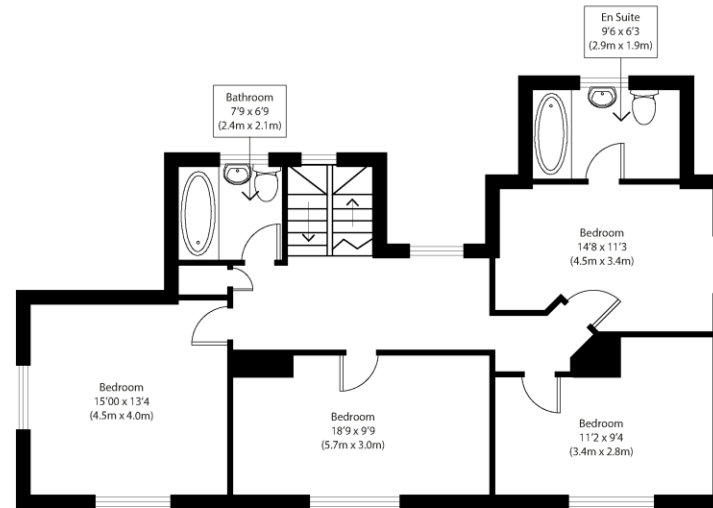
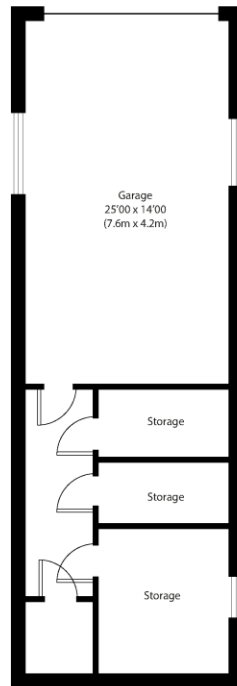
Great Holland benefits from a local primary school, village hall, church and recreational facilities, whilst the neighbouring seaside towns of Frinton-on-Sea and Walton-on-the-Naze provide a wider selection of shops, cafés, restaurants, supermarkets and leisure amenities.

The area is particularly popular with those seeking a balance between countryside and coastal living. Beautiful beaches, coastal walks and nature reserves are all within easy reach, while mainline rail services from Frinton-on-Sea offer connections to Colchester and London Liverpool Street.

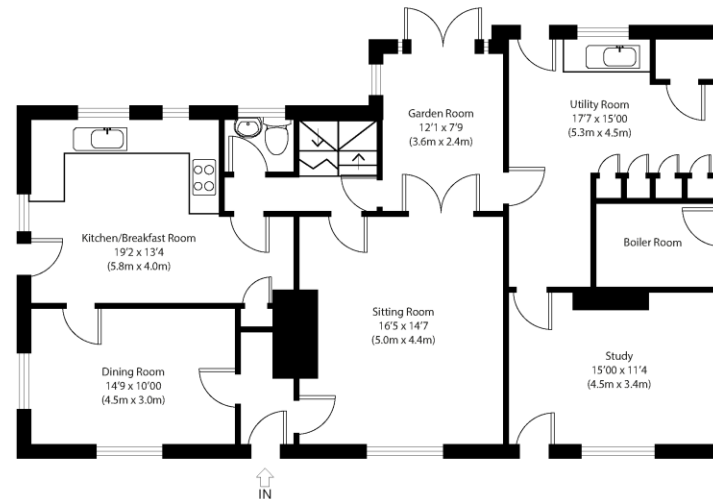
There are wide educational options, local schools include Holland Haven Primary School, Hamford Primary Academy, Frinton-on-Sea Primary School and Tendring Technology College. Independent primary schooling is available at nearby St. Philomena's School in Frinton, with further highly regarded state and grammar school options available in Colchester.

Approximate Gross Internal Area
Main House 2170 sq ft (202 sq m)
Outbuilding 1540 sq ft (143 sq m)
Total 3710 sq ft (345 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohousegroup.co.uk



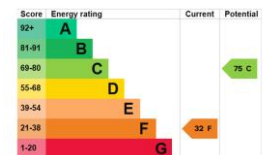
First Floor



Ground Floor

ELLIOT LEVY
ASSISTANT MANAGER

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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