



- Grade II Listed
- 0.5 Acre Plot
- Swimming Pool
- Four bedrooms
- Five Bathrooms
- Stylish and Contemporary Extension
- Original Features
- Flexible Accommodation

55 London Road, Little Clacton, Clacton-on-Sea, Essex. CO16 9RB.

A sensational grade II listed 17th Century home fused with contemporary modern extensions to offer a one off home with flexible accommodation to suit families through to retirees. Stone hall was originally two cottages and over the years has been converted to one spacious 2500sqft dwelling and the current owners have now added on a sublime kitchen extension with bi-Fold doors leading to the garden and swimming pool, from the front door to the bottom of the garden the attention to detail is incredible with high end fixtures and finishings throughout coupled with many original features, exposed beams and quirky corners. Highlights include: Four bedrooms all with en-suites, sitting room, lounge with inglenook fireplace, dining



Property Details.

Ground Floor

Lounge



14' 7" x 14' 1" (4.45m x 4.29m)

Dining Room

17' 1" x 14' 5" (5.21m x 4.39m)

Snug

13' 1" x 6' 1" (3.99m x 1.85m)

Sitting Room

15' 9" x 14' 7" (4.80m x 4.45m)

Shower Room



6' 3" x 5' 4" (1.91m x 1.63m)

Reception Hall

22' 5" x 6' 3" (6.83m x 1.91m)

Kitchen/Breakfast Room



20' 0" x 12' 1" (6.10m x 3.68m)

Utility Room

12' 1" x 12' 0" (3.68m x 3.66m)

First Floor

Landing

Bedroom One



14' 5" x 13' 11" (4.39m x 4.24m)

En-Suite

Bedroom Two

15' 0" x 11' 7" (4.57m x 3.53m)

En-Suite

Inner Hall

Property Details.

Bedroom Three



14' 9" x 11' 1" (4.50m x 3.38m)

En-Suite

Second Landing

Second Floor

Bedroom Four

26' 6" x 9' 2" (8.08m x 2.79m)

WC

Outside

Front Garden and Driveway

Offering ample off road parking and space for motorhome, caravan or boat. The remainder of the frontage is laid to lawn with a variety of shrubs, trees and is enclosed by fencing and five bar gate.

Rear Garden



A generous sized garden with various spaces including lawned area, patio area, various trees, shrubs and plants, storage shed all enclosed by panel fencing with access to sides.

Swimming Pool



A heating swimming pool with pump room offering filter system and heating. The pool can be heated by the air source heat pump or by the fitted boiler.

Static Pool House

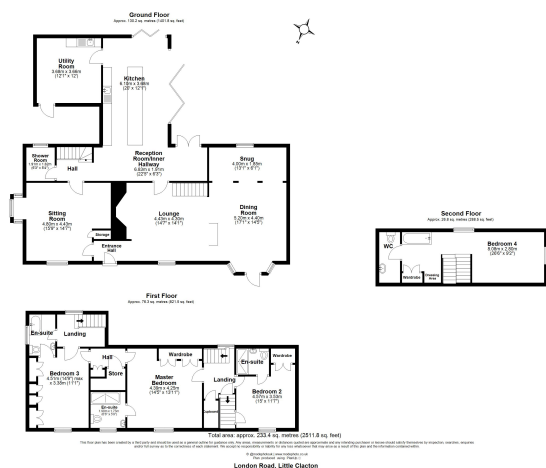
A modern static home with all facilities and a useful place for entertaining when using the swimming pool.

Location

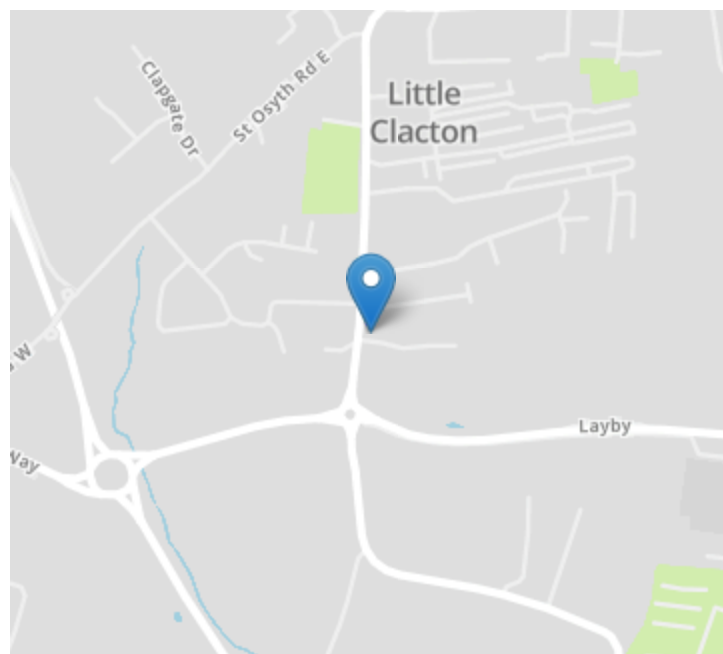
Little Clacton is a quaint village located in the Tendring district of Essex, England. It has a rich history dating back to the Roman times and is surrounded by scenic countryside and picturesque landscapes. The village is known for its traditional British charm, with historic buildings, charming cottages, and friendly locals making it a popular destination for tourists and visitors alike. Little Clacton boasts a range of amenities including local shops, pubs, restaurants, and recreational facilities, providing residents with all the necessary conveniences. The close-knit community spirit of this village creates a warm and inviting atmosphere that appeals to those seeking a peaceful retreat from city life. With its beautiful surroundings and vibrant community life, Little Clacton offers a unique blend of heritage and modernity that makes it an ideal place to live or visit. Offering great access via the A120 and A12 adn with local train station close by.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.