

Post Office House, 18 The Street, Kirby-le-socken, Frinton-on-Sea, CO13 0EE



**4/5** bedrooms,  
**2/3** reception rooms  
and **2** bathrooms

**Freehold**

Offers In Excess Of

**£400,000**

Subject to contract





# Some details

## General information

Situated in a delightful village location is this substantial Grade II listed cottage offering a wealth of period features to include exposed beams and brickwork, floorboards and fireplaces also with a good size garden and double length garage.

The property has been well maintained by the current owners and can be accessed via a solid entrance door which leads to an entrance porch, in turn leading to the lounge with exposed floorboards, brick fireplace with inset cast iron burner. The room has a wealth of exposed beams and features with door leading to a reception room to the right currently being used as a ground floor bedroom with window to the front, exposed floorboards and beams.

Entering the inner hallway gives access to the stairs leading to the first floor and the ground floor shower room which comprises shower cubicle, WC and hand basin. A door leads to a stylish well fitted kitchen, with a good range of work surfaces with cupboards and drawers under, inset sink with mixer taps, AGA with extractor fan over, quarry tile flooring, inset double bowl sink with mixer taps, chimney breast feature with inset cast iron burner, double glazed window to the side with a door leading to the rear and utility room which in turn has doors leading to the rear garden. Also from the kitchen the dining room or snug can be found, which has a window overlooking the rear garden.

On the first floor the landing has a further staircase to the second floor and four of the bedrooms can be found on the first floor, Bedroom one having exposed timbers and door leading to Jack and Jill bathroom which can be served by bedroom two. On the second landing bedroom three can be found which in turn has a door leading to bedroom four. A further staircase leads to an attic room which has built-in storage cupboard, exposed timbers with a slight height restriction and window to the front.



A charming Grade II listed cottage in a delightful village location a short distance from Frinton's bustling Connaught Avenue and sea front.



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### **Lounge**

18' 8" x 14' 5" (5.69m x 4.39m)

### **Reception room / Ground floor bedroom**

18' 6" x 10' 8" (5.64m x 3.25m)

### **Kitchen / breakfast room**

13' 6" x 13' 6" (4.11m x 4.11m)

### **Dining room / snug**

16' 0" x 9' 2" (4.88m x 2.79m)

### **Utility room**

13' 4" x 6' 5" (4.06m x 1.96m)

### **Bedroom one**

12' 3" x 11' 6" (3.73m x 3.51m)

### **Bedroom two**

14' 0" x 12' 0" (4.27m x 3.66m)

### **Bedroom three**

14' 0" x 10' 3" (4.27m x 3.12m)

### **Bedroom four**

12' 4" x 10' 0" (3.76m x 3.05m)

### **Family bathroom**

12' 2" x 6' 0" (3.71m x 1.83m)

### **Attic room**

19' 0" x 9' 0" (5.79m x 2.74m)

### **Outside**



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To the front of the property there is a small enclosed garden retained by brick walling with good size gardens to the rear, approximately 90 ft. in depth being mainly laid to lawn with patio areas with a chicken / duck run. To the rear of the garden there is also detached external office space with power and light connected, perfect for working from home. Door leads to double length garage being approximately 30 ft. in depth by 9 ft. widening to 12 ft. with double doors to the front and rear with parking to the front for approximately two cars.

### Location

Kirby-le-Soken is situated a short distance from Walton on the Naze and Frinton on Sea with Frinton's bustling Connaught Avenue nearby and providing an adequate range of shopping facilities, bars, restaurants and boutiques and of course the attractive greensward and seafront.

The nearby railway station of Kirby Cross offers rail services to Colchester and London Liverpool Street and there are good Primary and Secondary schooling facilities nearby.

### Important information

Services - We understand that mains water, drainage, gas and electricity are connected to the property (not tested).

Tenure - Freehold

Council Tax Band - B

EPC rating - E

Our ref - 57048PC

### Agents note

Bedrooms three and four are subject to a flying freehold.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

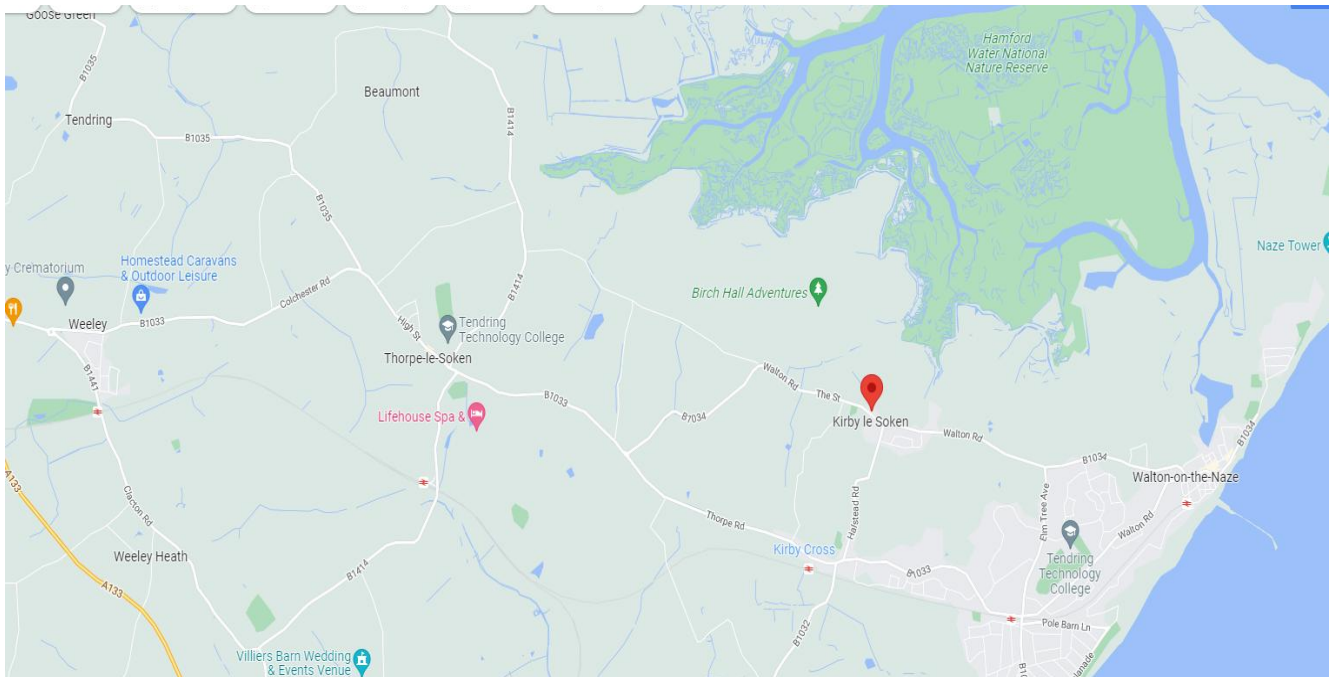
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## Directions

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