



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

PARTRIDGE COTTAGE, CHURCH LANE, BEAUMONT,  
CLACTON-ON-SEA, ESSEX, CO16 0AZ  
ASKING PRICE OF £645,000





## **INTRODUCTION**

this remarkable three bedroom converted barn seamlessly integrates the practicality and ease of living of a modern new build within the breathtaking surroundings of a grade II Listed barn. Carefully attention has been paid to ensure the abundance of period features are front and centre throughout this wonderful property. South facing terrace and South West facing garden.



## **ACCOMMODATION**

over two floors and a generous garden, on the ground floor entrance via bespoke height front door with glazed side panel up steps from the courtyard the:



### ENTRANCE HALL

20' 1" x 8' 9" (6.12m x 2.67m) a welcoming and inviting space with oak flooring that extends through into the kitchen, spacious understairs storage cupboard and doors to the sitting room, kitchen/dining room and:

### CLOAKROOM

6' 4" x 5' 8" (1.93m x 1.73m) opaque window to the rear, slate tiled floor, w/c, wash basin with chrome supports and towel rail, wall lights, mirror and extractor fan.

### SITTING ROOM

26' 6" x 17' 8" (8.08m x 5.38m) dual aspect reception room with windows to the front (North East) overlooking the courtyard and rear (South West) looking across the garden, storage cupboard contains the underfloor heating manifolds and pressure vessel. A stunning space interspersed with vertical feature beams.

### KITCHEN/DINING AND SNUG

26' 5" reducing to 19' 4" x 18' 8" (8.05m x 5.69m) triple aspect space with windows to the front looking out over the courtyard and two pairs of composite glazed double doors opening out into the courtyard and garden respectively.



The kitchen itself is a bespoke build to the space with light marbled granite work surfaces over a shaker style range of wall and base units to two sides providing extensive storage space and provision for the built-in dishwasher, pan drawers and double Neff ovens. The worktop also features a double undermount butler sink and inset six ring Neff hob with Neff downdraft extractor fan. Central vertical beam has been seamlessly integrated into the work surface and kitchen units with great attention to detail.

Snug area just to the rear of the space and framed by an archway of feature beams, an ideal position for coffee table and chairs overlooking the rear garden.

### UTILITY ROOM

9' 2" x 6' 6" (2.79m x 1.98m) Window to the side, oak flooring extending from the kitchen. The light marbled granite work surface extends to three sides providing great working space, under-mount stainless steel sink, corner wall mounted gas boiler. Extensive base units and wall unit provide ample storage space and provide space for the Bosch washing machine and tumble dryer (supplied), extractor fan.





## FIRST FLOOR

stairs ascend from the entrance hall on the ground floor up into the vaulted landing with Velux window to the rear, flooding light into the space. The landing itself is spacious with doors to:

## BEDROOM ONE

18' 8" reducing to 12' 2" x 16' 9" (5.69m x 3.71m) double doors and Juliet balcony to the side, vaulted ceiling with stunning beams amplifies the feeling of space within the room, door to the:

## EN-SUITE

8' 7" x 6' 1" (2.62m x 1.85m) Velux window to the rear of this vaulted space, large corner shower with tiled walls and glazed quadrant screen, dual heads and recess to the side, wash basin, heritage heated towel rail and w/c complete this en-suite shower room.

## BEDROOM TWO

17' 2" x 8' 5" (5.23m x 2.57m) Velux window to the rear, this room benefits from a wall to the side which has retained the historic internal grain walling, a note to the buildings fascinating past. A generous double bedroom.

## BEDROOM THREE

11' 6" x 8' 5" Velux window to the rear, exposed beams and ample space for double bed.

## FAMILY BATHROOM

10' 1" x 5' 6" (3.07m x 1.68m) Velux window to the rear, w/c with raised cistern, heritage heated towel rail, wash basin, slipper freestanding bath with inset tap controls to the wall, a striking and stylish family bathroom. Extractor fan.

## OUTSIDE

the property is approached over the historic courtyard, with a number of marked parking spaces adjacent to the front wall of the property, side gate to the Southern end of the building gives access to the:

## COURTYARD

27' 7" x 16' 2" (8.41m x 4.93m) flagstone courtyard with steps down from the kitchen open through a Laurel hedge to the garden, outside tap and lighting, this space enjoys a Southerly aspect and provides a wonderful entertaining space, doorway and step down into the:





STORE SHED 14'7" x 6'8" power and light connected via a dedicated RCD fuse box, a highly useful bike/general store room.

#### **GARDEN**

GARDEN to the rear of the property the garden is well screened to the South West by a mature range of trees and secured by defined close board fence boundaries to all sides, gated personal access from the rear track for garden waste, underground LPG gas storage tank and underground Klargester waste water treatment plant. Primarily laid to lawn with an area of terrace adjacent the rear kitchen doors - a fantastic garden.

#### **INFORMATION**

completed to the highest specification throughout, this build encompasses a fantastic blend of traditional building practice and a sympathetic approach to listed building works, alongside extensive use of modern materials to achieve high insulation values and an ease of living consummate with modern buildings. Heating is via a LPG gas fired condensing boiler to underfloor zonal controlled heating on the ground floor and radiators on the first floor. Windows and doors are of a composite material and all bespoke, made to perfectly fit the individual openings of the listed building and maximise natural light. Drainage is to an individual Klargester treatment plant in the rear garden. Underground LPG gas tank with remote monitoring to ensure timely delivery of top up gas.



#### **BEAUMONT**

a small and attractive village, with facilities and services including a playground/sports field. Thorpe Le Soken is a larger village nearby and contains a variety of convenience stores, several pubs and an excellent farm shop. The main towns of Colchester, Clacton & Harwich are within reach, while train services with links to London Liverpool Street, are available from Thorpe Le Soken, Wrabness, Mistley & Manningtree (direct train 55 minutes).

#### **SERVICES**

mains water, electric and high speed internet (subject to connection) are connected to the property.

Local Tendring District Council contact 01255 686868.

EPC n/a. Council Tax Band – TBC- .







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