



Holland Road | Frinton On Sea | CO13 9DH

FINE & COUNTRY

OVERVIEW

Welcome to this exceptional property on Holland Road, Frinton-on-Sea, a stunning example of early 20th-century architecture designed by the renowned William Hayne, thought to date back to around 1907. Known for his pivotal role in shaping the character of Frinton, Hayne's craftsmanship is on full display in this home, which boasts an array of original features.

From the exquisite glasswork to the beautifully preserved fire surrounds, this residence seamlessly combines historic charm with timeless elegance, offering a rare opportunity to own a piece of the town's architectural heritage.

Boasting over 4,000 sq ft of versatile living space, including seven bedrooms, elegant reception rooms, and delightful garden views, this home offers an exceptional opportunity for families and professionals alike. With its prime location, just moments from the coastline and local amenities, this property promises a lifestyle of comfort, convenience, and coastal charm.

STEP INSIDE

The ground floor of this exceptional property is designed to provide both versatility and comfort, with a seamless blend of character and practicality. At its heart lies the well-appointed kitchen/breakfast room, offering ample space for cooking and casual dining, complemented by a nearby utility room and pantry for added convenience.

The spacious sitting room opens into a bright conservatory, providing the perfect spot to relax and enjoy views of the garden. A formal dining room adds elegance for entertaining, while the cozy living room serves as an inviting retreat.

Completing the ground floor is a cloakroom and a generously sized entrance hallway, setting the tone for the home's welcoming atmosphere.









STEP INSIDE

Leading to the first floor of this charming property. The first floor offers a harmonious blend of space and functionality, making it ideal for family living. The principal bedroom serves as a luxurious retreat, complete with a spacious en-suite bathroom, providing both privacy and comfort.

Two additional well-proportioned double bedrooms offer versatility and charm, perfect for children or guests. A further study/bedroom provides flexibility for use as a home office or a cozy single bedroom. All rooms are conveniently serviced by a stylish family bathroom, ensuring practicality without compromising on design. With its thoughtful layout and generous proportions, the first floor is designed to cater to the needs of modern living.

The second floor of this impressive home provides a private and versatile space, perfect for growing families, guests, or multi-functional living. It features three generously sized bedrooms, each filled with natural light and offering plenty of room for comfort. A charming playroom or additional living area adds further flexibility, making it an ideal space for children, a hobby room, or even a home office. With its peaceful atmosphere and adaptable layout, the second floor provides the perfect blend of functionality and seclusion, catering to a variety of lifestyle needs.

OUTSIDE

The grounds and gardens of this remarkable property are a true highlight, offering a tranquil retreat and ample space for outdoor living. The beautifully maintained garden wraps around the house and thoughtfully placed planting that provides both privacy and year-round interest.

The property is set back from the road, featuring a charming front garden that enhances its curb appeal. The driveway provides ample off-road parking, making it both practical and inviting. The combination of the garden's greenery and the convenience of the driveway creates a welcoming approach to this distinctive home.

The property also includes an outbuilding that offers potential for a variety of uses, including the possibility of being converted into an annex, subject to the necessary permissions. With its solid structure and convenient location, it could be adapted to suit a range of needs, such as a guest room, home office, or additional living space for family. This presents a great opportunity to make the property work even better for your lifestyle.



LOCATION

Situated in the prestigious and picturesque seaside town of Frinton-on-Sea, this property enjoys an enviable location that perfectly balances tranquility and convenience. Renowned for its sandy beaches, charming tree-lined avenues, and vibrant community, Frinton offers an exceptional quality of life.

The property is just a short stroll from the town's famous Greensward and seafront, making it ideal for coastal walks and outdoor activities. Local amenities, including boutique shops, cafes, and restaurants, are within easy reach, while excellent transport links, including the nearby train station with direct routes to London, make this an ideal spot for commuters.

Combining coastal charm with modern convenience, the location is perfect for those seeking a relaxed yet connected lifestyle.



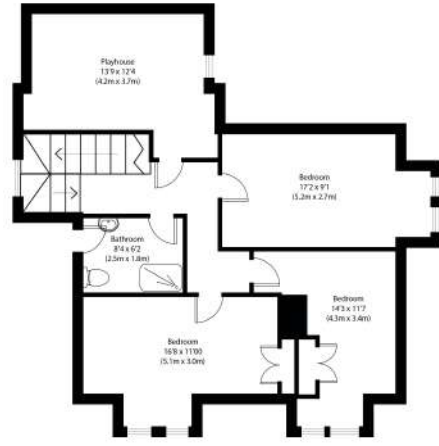
Ground Floor

Approximate Gross Internal Area
 Main House 3460 sq ft (321 sq m)
 Outbuildings 590 sq ft (55 sq m)
 Total 4050 sq ft (376 sq m)

Disclaimer: Floorplan 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.photohausgroup.co.uk



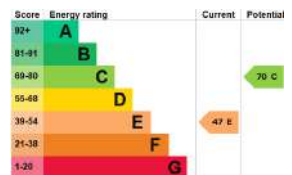
First Floor



Second Floor

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 SALES MANAGER

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