



EH

EXQUISITE
HOME

AN EXCEPTIONAL EXAMPLE

Nestled amongst the open countryside on the Tendring Peninsula is this stunning, four bedroom, three bathroom barn conversion, built to an exacting standard by the current owners within the last few years. With underfloor heating throughout and exceptional views of the surrounding countryside, the property is a one-of-a-kind masterpiece that is ideal for entertaining as well as quiet enjoyment.





The property is an exceptional example of countryside charm and versatility, with stunning interior design and functionality. 'We wanted to build a house that would have all the elements to make this our home,' say the current owners as they reflect on their original plans for the project. Upon entering the vaulted hall, you are met with a calm, tranquil, and bright space, with views right through to the open-plan living room and the garden area beyond. The entry hall includes tastefully-designed storage for boots and coats, keeping the area clutter-free and organized. From the entry, a side corridor leads to the guest bedroom wing. Here you will find the family shower room, which is beautifully designed with sloping ceilings and marble-effect tiling throughout. Two of the bedrooms share the use of the family shower room, both with exposed original beams and sloped ceilings, enhancing both the sense of space and character in these rooms. Finally, the largest guest bedroom is found at the end of this wing, and this room enjoys its own en-suite shower room. Accessed from the other side of the entry hall is the show-stopping primary suite, with a large bedroom which then leads through to a walk-through dressing room and an en-suite bathroom. The bathroom includes a large walk-in shower, double vanity unit, and a freestanding bath.

Beyond the entry hall is the centrepiece of this stunning property: the open-plan living and dining room. At nearly 50ft long, the space allows for three distinct living zones. To one end is a casual seating area, which the current owners currently utilize as a cosy cinema room, where they enjoy sitting by the feature fireplace on those colder, darker nights, adding that 'when you light the fire it just fills the entire room with a warm, lovely glow.' In the centre of the open-plan area is a more formal seating zone which takes full advantage of views out to the beautifully-kept gardens. The open-plan space is completed with the formal dining area, with sliding barn doors that can either close this section off from the kitchen or open the space even further. The entire open-plan area is exceptionally designed with a vaulted ceiling which has four surround sound speakers, up-lighting, and tall windows that almost make it feel as though the room extends naturally into the garden.

Flowing seamlessly from this open-plan area is the kitchen, which likewise enjoys vaulted ceilings with characterful exposed A-frame beams and bi-fold doors that open out to a large patio area. The kitchen is beautifully designed with a range of cabinetry housing plenty of integrated appliances, including a coffee maker, combi oven and two Neff "Slide and Hide" ovens. There is also space for an American-style fridge freezer, and a large central island with a breakfast bar, quooker tap, double under counter wine/beer fridge and integrated Tesla induction hob that includes a powerful extractor fan. The kitchen opens into a large utility room with further cabinetry and appliances.



A Stunning Contemporary Space



“We wanted to build a house that would have all the elements to make this our home...”



Perfectly Placed...

At around a third of an acre, the property enjoys a manageable garden. With views of open fields from the rear garden and an enclosed chicken run, the garden offers essential countryside living with only a fraction of the maintenance of a larger plot of land. 'Even on a dark night you can still enjoy the garden, with lighting throughout,' note the current owners, who add that 'one of the best design features is that you can move around the garden with the sun, and no matter what the weather is like you'll find somewhere to sit and enjoy the views.' To the front of the house is another area of garden, currently home to a vegetable patch and a bell-tent, which could provide opportunities for creating another outbuilding to function as a home gym, office, or studio (subject to any necessary consents). Finally, the plot includes a large double garage and access to the plant room, where the equipment for the air source heat pump and other utilities are kept.

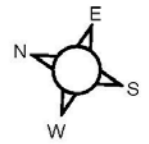
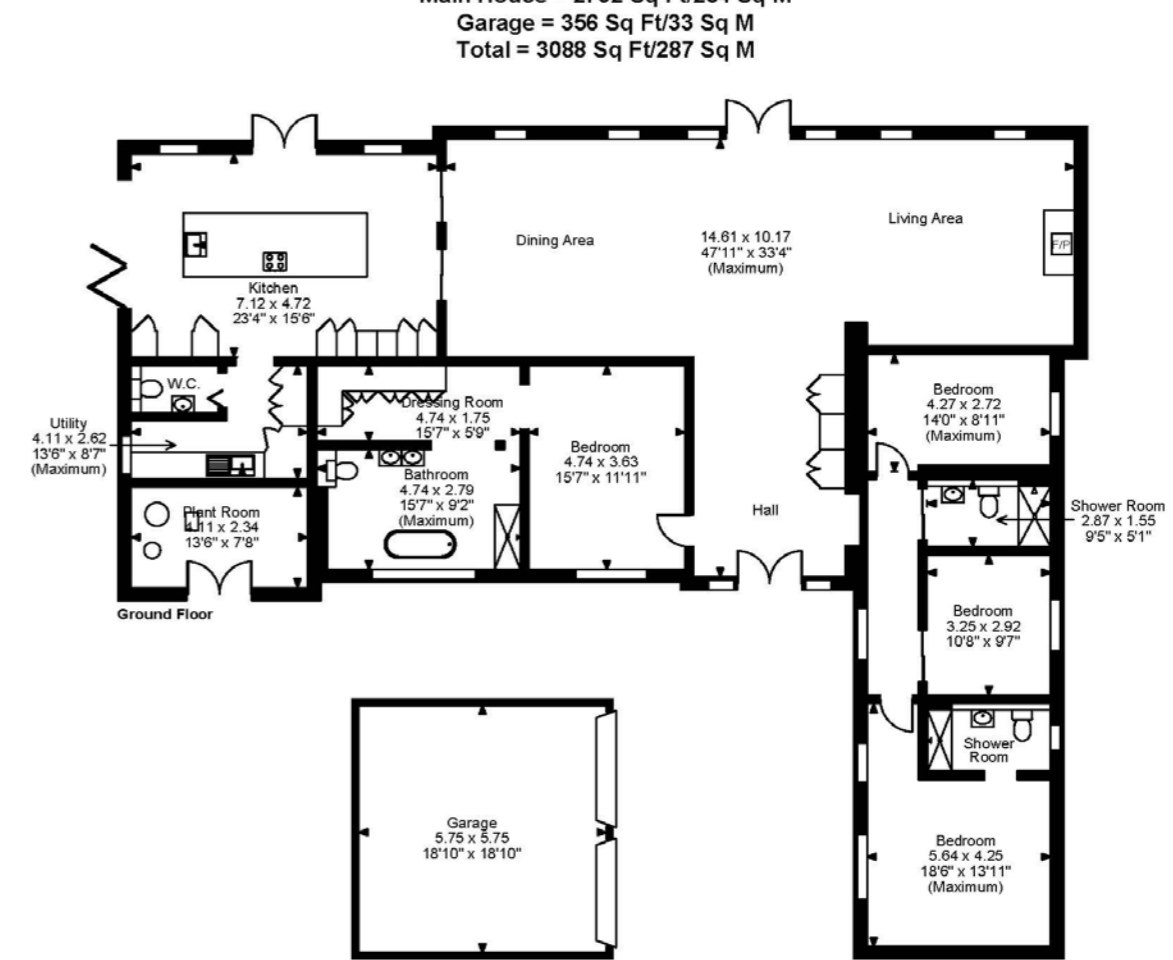


LOCATION

The property enjoys that most enviable of claims: that it is a truly rural escape, yet only moments from the hustle and bustle of city life and practically every amenity that could be desired. The village primary school is located only a short stroll from the property, enjoys a "Good" Ofsted rating, and is highly-sought after by parents in the area. Families will also enjoy the large playground and playing fields nearby, while those with dogs will adore having endless countryside right at your doorstep to explore. 'You can step out from the garden and walk for miles and miles,' say the current owners, adding that 'there is a bluebell wood nearby, and we're also just under a mile from a popular local restaurant where we often meet friends in the summer for drinks in the garden.' Located around halfway between both Clacton and Colchester, only a short drive is needed to reach both daily amenities and entertainment. Colchester is known for its busy High Street, vibrant arts scene, and is home to one of the country's most beloved zoos; while Clacton is home to the famous Clacton Pier, with a range of indoor and outdoor entertainment, including fun fair rides, making this the ideal spot for a day out with family and friends. The property is also only around a fifteen-minute drive to Manningtree Station, where fast trains to London's Liverpool Street Station usually reach the capital in around an hour. Finally, in addition to the well-regarded primary school located nearby, the property also lies within walking distance to the bus routes for some of the private secondary schools in and around Ipswich, including the Royal Hospital School, and is within the application area for the Colchester grammar schools, which often rank amongst the top-performing schools in the entire country.



Approximate Gross Internal Area
Main House = 2732 Sq Ft/254 Sq M
Garage = 356 Sq Ft/33 Sq M
Total = 3088 Sq Ft/287 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
Energy Efficiency Class	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales E.U. Directive 2002/91/EC

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