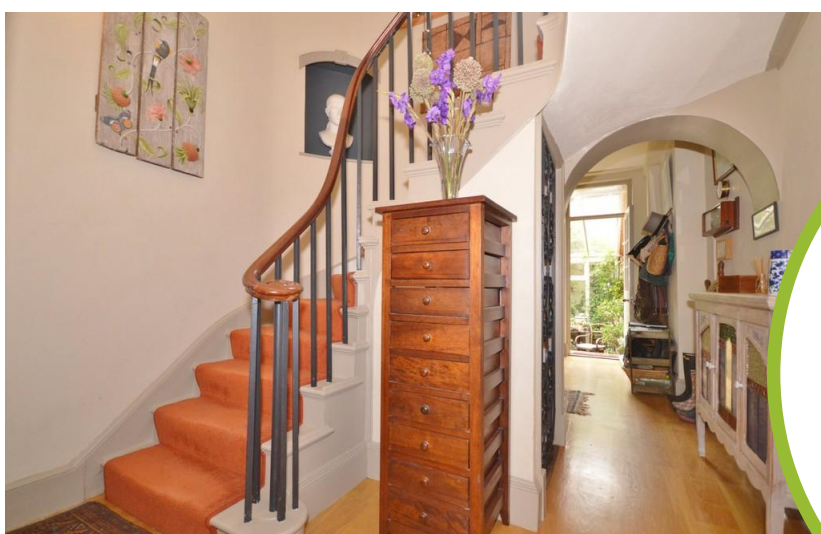


Esplanade House, Kings Quay Street, Harwich, CO12 3ES



Freehold

Guide Price

£685,000

Subject to contract

Stunning sea views

7 bedrooms,
4 reception rooms
and 3 bathrooms



Some details

General information

Esplanade House (31&32 Kings Quay Street) is a handsome Grade II listed Georgian house which presents gault brick elevations with symmetrical bow windows either side of the central doorway with arched fan light above, set beneath a slate mansard roof. The house is known locally as one of the Captains Houses, because in the early eighteenth century Madison Hunt, Master of the Packets, Captain of the 'Dolphin' and three times Mayor of Harwich lived here. In 1808/1809 the house was rebuilt and enlarged to its present form for John Hobday, a local merchant who died in 1812. When the house was sold at auction it was separated into two houses (31 and 32 Kings Quay Street) and remained that way for almost 180 years, before being reunited as a single dwelling in 1989.

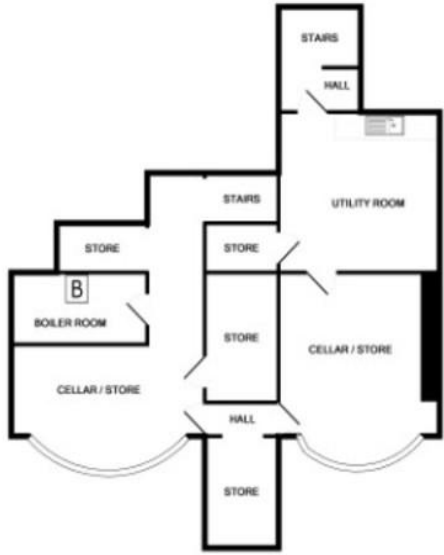
The house offers elegant and spacious accommodation on five floors. In the larger part of the house, 32, the accommodation comprises a reception hall, dining room, kitchen/breakfast room, cloakroom and conservatory on the ground floor, in the basement there is a study, boiler room and two store rooms. At first floor level there is a fine drawing room enjoying views across the estuary towards Felixstowe and out to the North sea, guest bedroom with en-suite cloakroom, on the second floor is the master double bedroom with adjoining dressing room/single bedroom and bathroom/shower room, whilst on the top floor there are two further bedrooms again enjoying spectacular views out to the North Sea.

To the front of the house across the street is a hard standing providing parking for four cars with a mature shrubbery beyond providing an element of privacy.

The accommodation in number 31 comprises a workshop and utility in the basement with a storage room off. On the ground floor is a kitchen with access to the front door from the side passage, and a good sized living / dining room. At first floor level there is a family bathroom accessible from a mezzanine landing between ground and first floor, there is a good sized sitting room and a bedroom enjoying views across the harbour and out to sea. On the second and third floors there is a total of two more bedrooms, both with fascinating sea views.



This Grade II listed property is packed with character and offers direct panoramic sea views.



BASEMENT LEVEL
APPROX. FLOOR
AREA 903 SQ. FT.
(83.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 985 SQ. FT.
(91.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 4808 SQ. FT. (446.0 SQ. M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, representations of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misinterpretation. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various, suitable and available floor levels will be noted and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
APPROX. FLOOR
AREA 1333 SQ. FT.
(123.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1880 SQ. FT.
(173.3 SQ. M.)



3RD FLOOR
APPROX. FLOOR
AREA 576 SQ. FT.
(53.5 SQ. M.)



Number 32 has a small but attractive courtyard garden accessible from the kitchen and parking and shrubbery to the front, number 31 has a small service yard to the back.

The accommodation is flexible enabling the property to be used as one or alternatively number 31 could be rented out as holiday accommodation or occupied as an annexe in conjunction with the main house.

At present Esplanade House is a grand dwelling with interconnecting doors on three of its five floors, and generous parking space for four vehicles. However, it has two front doors, several back doors, and 31 and 32 have completely independent utility provision for electricity, gas, water, central heating, drainage and telephone, so can easily be used for a large family or can give privacy to different generations or groups of friends. Planning permission for formal separation to two individual houses is already in place, if required.



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Ground Floor

Reception hall

28' 2" x 9' 9" (8.59m x 2.97m)

Formal Dining Room

17' 6" x 17' 3" (5.33m x 5.26m)

Kitchen

18' 9" x 11' 1" (5.72m x 3.38m)

Cloakroom

4' 11" x 4' 11" (1.5m x 1.5m)



Secondary Kitchen

12' 10" x 11' 10" (3.91m x 3.61m)

Family room

17' 4" x 14' 2" (5.28m x 4.32m)

Cellar Room

16' 3" x 11' 8" (4.95m x 3.56m)

Boiler Room

11' 5" x 5' 8" (3.48m x 1.73m)

Store

10' 3" x 5' 3" (3.12m x 1.6m)

Room Two

17' 4" x 12' 0" (5.28m x 3.66m)

Utility room

13' 6" x 13' 1" (4.11m x 3.99m)

First Floor**Sitting room**

17' 3" x 22' 9" (5.26m x 6.93m)

Bedroom

17' 7" including bay x 14' 0" (5.36m x 4.27m)

Sitting room

13' 1" x 12' 6" (3.99m x 3.81m)

Bathroom

10' 3" x 6' 0" (3.12m x 1.83m)

Bedroom

12' 7" x 11' 0" (3.84m x 3.35m)

Cloakroom

6' 5" x 3' 4" (1.96m x 1.02m)

Balcony

10' 2" x 5' 7" (3.1m x 1.7m)

Second Floor**Bedroom**

18' 1" including bay x 14' 2" (5.51m x 4.32m)

Bedroom

17' 8" including bay x 12' 6" (5.38m x 3.81m)

Bathroom One

12' 8" x 11' 0" (3.86m x 3.35m)

Bathroom Two

12' 11" x 9' 11" (3.94m x 3.02m)

Store Room

6' 5" x 3' 4" (1.96m x 1.02m)

Third Floor**Bedroom**

16' 0" x 12' 0" (4.88m x 3.66m)

Bedroom

10' 3" x 7' 4" (3.12m x 2.24m)

Bedroom

14' 9" x 12' 0" (4.5m x 3.66m)

Where?

Harwich has historic links with Samuel Pepys who was M.P. for Harwich. Also Christopher Jones, the captain of the Mayflower married at St. Nicholas Church in 1593. Thomas Cobbold continued a long tradition of brewing in Harwich before relocating to Ipswich. There are local shopping facilities in Old Harwich

Particulars for Esplanade House, Kings Quay Street, Harwich, CO12 3ES

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with its 12-day annual Festival of the Arts, Sea Festival, Secret Gardens event, beer festivals, historic Electric Palace cinema, and many listed buildings and exhibits open to visit (restored by the Harwich Society) including the 1667 Treadwheel crane and 1818 Low Lighthouse on Harwich Green, as well as art galleries, restaurants and pubs all within 400 m. A foot ferry operates between Harwich, Shotley and Felixstowe. The sailing at Harwich is excellent with two sailing clubs and an excellent swimming and dinghy-launching beach lying directly in front of the house approximately 70m away. For links to London Liverpool St, Harwich Town railway station is only a 5 minute walk away and trains run each hour. The A120 from Harwich to Stansted airport takes around an hour. Constable Country, the Hamford Water National Nature Reserve and the Suffolk Heritage Coast are all nearby.

Important information

Council Tax Band - TBC

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - not required

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please go to;

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Viewing

To make an appointment to view this property please call us on 01206 397 222.



Directions

Proceed towards Harwich and Dovercourt along the A120 upon reaching the roundabout continue straight over the next four roundabouts continuing into Harwich town passing the Pier Hotel on the right continuing into Kings Quay Street and then into Wellington Road following the road round to the right where Kings Quay Street will be a turning on the right hand side Esplanade House on the left. Ref: 22266/TC

To find out more or book a viewing

01206 397 222

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Particulars for Esplanade House, Kings Quay Street, Harwich, CO12 3ES

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