



Modern country house offering excellent potential in an attractive rural setting.

Hieland House, Crow Lane, Tendring, Clacton-on-Sea

Guide Price £1,750,000 Freehold

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Property Overview

- Traditional country residence 6,677 sq. ft.
- Plot of approx. 3 acres
- Six double bedrooms, five bathrooms
- Potential Annex Suite
- Imposing reception rooms
- Bespoke kitchen/breakfast room
- Bespoke fittings and quality build
- Stable block and paddock land
- Detached Barn/garaging
- Landscaped gardens, natural pond, woodland
- Views over open countryside

A classical country residence constructed using traditional methods with feature herringbone brickwork, oak detailing and panelled leaded windows under a pantiled roof offering 6,677 sq. ft., of spacious accommodation over two floors.

Set on a landscaped plot of approx. 3 acres, this country estate offers separate stabling, detached barn/garaging to the front and an attached garage. Offering potential for a variety of uses including events and has had previous permission granted for a Beauty Spa (since expired).

The property features bespoke interior details such as hardwood balustrade staircase, wall panelling, wood flooring and an oak framed Conservatory. An imposing entrance hall gives access into the 27ft. dual-aspect drawing room with doors to the sun terrace and



feature brick fireplace with hardwood carved surround and inset woodburning stove. The dual-spect 32ft. kitchen/breakfast room offers a bespoke and extensive range of units, granite worktops, inset range cooker and appliances and a central island. From the hallway there is an office with storage and a Bar/sitting room leading through to the Conservatory.

Off from the kitchen is a day room providing further storage and access into a good sized utility room. A further entrance leads into the Annexed wing of the house with a cloakroom downstairs and a separate staircase leading up to the large en-suite bedroom and reception/entertainment room.

The central oak balustrade staircase from the main entrance hallway gives access up to the first floor. The largest 25ft. dual aspect bedroom offers a good sized en-suite bathroom. There is a further bedroom with en-suite shower and two further double bedrooms serviced by a bathroom and separate cloakroom areas providing wc cubicles with contemporary sink and vanity units.

The outside space at Hieland House is substantial on a plot of approximately 3 acres, offering Equestrian facilities, beautifully landscaped grounds surrounded by open countryside. The gardens feature an abundance of mature trees and shrub borders, seating areas and well tended lawns, with a natural pond and a gate leading into the mature woodland area. The Equestrian facilities include a stable block/hay store and a grazing paddock with field shelter.

The location of Tendring takes in the rural vistas of north Essex with open countryside and farmland in abundance. The nearby coastline



includes Frinton on Sea, where there is also a railway station, with Brightlingsea and Point Clear to the south. There are local rail services from nearby Weeley with Colchester main line station within easy reach offering direct services into London Liverpool Street.

With country pubs and local shops closeby and Lifehouse Spa, Clacton Shopping village and Colchester town centre within a short drive. Chelmsford City, Ipswich and the Suffolk coast a little further afield with links to London within the hour.

Information

- Tenure Freehold, EPC Rating D, Tendring District Council Band H.
- Planning Permission was previously granted for a Beauty Spa/Functions (ref: 17/01070/FUL).
- Offered with No Onward Chain.
- Please note: The main image showing the paddock area has been edited to show CGI grass.
- Weeley station 1.4 miles, Great Bentley station 3.5 miles & Colchester main line station approx. 13 miles (services to London Liverpool Street) | Essex coastline (Frinton -on-Sea) approx. 7 miles Tendring Primary School School approx. 1.5 miles | Colchester Grammar Schools approx. 12 miles | Main road links A133/A120 – A12 (M25) A120 (Stansted Airport).















CONTACT

For further information on this opportunity, please contact me on:



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First Floor



Ground Floor

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