



BLAKE & THICKBROOM



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**DESCRIPTION:**

BEING OFFERED ON A PRICE RANGE OF - £500,000 TO £550,000. A SIMPLE BLEND OF LISTED CHARACTER AND CHARM WITH MODERN LIVING. A beautifully presented Grade II listed extended semi detached cottage situated in the heart of the village of Kirby Cross and being conveniently located within walking distance of local primary school, village shops, Kirby Cross mainline railway station and approximately one mile from Frinton on Sea town centre offering a excellent range of shopping facilities and beautiful seafront views. The Cottage has been maintained in excellent order throughout by the current owners for the past 38 years and an internal viewing is highly recommended to appreciate the many original features and character of the cottage.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx one mile leading into Kings Parade. Proceed to the end of Kings Parade, bear right at the roundabout sign posted B1032 Frinton & Walton Road. Proceed across the marches through the village of Gt Holland for approx 3 miles under the railway bridge, bear right at the mini roundabout. Left at the next mini roundabout into Halstead Road. Proceed a short distance and the cottage can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

THREE/FOUR BEDROOMS \* 14' x 9'10 FAMILY BATHROOM \*

\* SPILT LEVEL GALLERIED LANDING \* VAULTED RECEPTION HALLWAY \*

\* GROUND FLOOR SHOWER ROOM \* 9'9 x 9' STUDY/BEDROOM FOUR \* 22'5 x 12'9 LOUNGE WITH INGLENOOK FIREPLACE AND FITTED MULTI FUEL BURNER \*

\* 14'7 DINING ROOM \* 24'2 x 17'9 L SHAPED LUXURY FITTED FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM \* GAS HEATING \*

\* SEALED UNIT DOUBLE GLAZED WINDOWS \* PARKING FOR SEVERAL VEHICLES WITH IN & OUT DRIVEWAY \*

\* 17'5 x 16' DETACHED DOUBLE GARAGE \* APPROX 100' ESTABLISHED REAR GARDEN \* WEALTH OF EXPOSED BEAMS AND CHARACTER \* INTERNAL VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 13'5 (4.09m) x 11'0 (3.35m)

Radiator, exposed beams, original redundant doorway. Window to rear.

**BEDROOM TWO:** 13'4 (4.06m) x 11'8 (3.56m)

Radiator, exposed beams. Window to front.

**BEDROOM THREE:** 12'4 (3.76m) x 11'0 (3.35m)

Radiator, built in floor to ceiling wardrobes with sliding doors, further built in storage cupboard. Window to side.

**BATHROOM:** 14'10 (4.52m) x 9'10 (3.00m)

White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash basin, low level WC, bidet. Sloping ceilings, down lighters, part tiled walls, heated towel rail. Window to rear.

**SPLIT LEVEL GALLERIED LANDING:**

Walk in wardrobe housing combi gas boiler, access to loft, further built in storage cupboard with hanging rails. To the original cottage vaulted roof space with display mantle and numerous original exposed beams. Sky light window, spilt level stair flight with intermediate landing with further stairs leading to ground.

**RECEPTION HALLWAY:**

Oak panelled entrance door to reception hallway. Impressive stair flight and vaulted roof space. Port hole style window to front, step down leading through to lounge. Door to study/bedroom four.

**LOUNGE:** 22'5 (6.83m) x 12'9 (3.89m)

Inglenook fireplace with beam mantle, stone hearth with fitted multi fuel burner. Numerous exposed beams, radiator. Windows to front and rear.

**STUDY / BEDROOM FOUR:** 9'9 (2.97m) x 9'0 (2.74m)

Built in wardrobes, fitted purpose guest unit with fitted drawers, further eye level glazed display cabinet and drawer unit below, radiator. Window to side.

**SHOWER ROOM:**

Double width shower cubicle, pedestal wash basin, low level WC, fully tiled walls, heated towel rail. Window to rear.

**DINING ROOM:** 14'7 (4.45m) x 12'7 (3.84m)

Radiator, dado rail, box bay window to front, window to side.

**KITCHEN BREAKFAST ROOM:** 24'2 (7.37m) x 17'9 (5.41m)

L Shaped in design, farmhouse style kitchen with a range of white laminated fronted units, laminated work surfaces with inset one and a half bowl single drainer sink unit. Multi function mixer taps, jet wash facility. Fitted water softener. Inset four ring gas hob with extractor hood above, further built in double oven with cupboard storage above and below. Integrated wine cooler, pull out vegetable drawer units, further pull out chopping board, further eye level storage cupboards. Part solid wood work surfaces, integrated fridge and freezer and dish washer. Two radiators, down lighters, windows to side and rear, French style glazed doors to outside.





