

Hartley Wood Farm

Rectory Road | Weeley Heath | CO16 9BN

FINE & COUNTRY




LOIN
RIBS

















STEP INSIDE

OVERVIEW

A beautifully presented five-bedroom period home with a separate two-bedroom self-contained annexe, currently operating as a successful holiday let. Surrounded by open farmland and enjoying far-reaching countryside views, this characterful property offers extensive accommodation, substantial outbuildings, generous gardens and ample gated parking.

STEP INSIDE

Occupying an enviable rural position, this charming home blends character features with well-balanced accommodation designed for modern family life and entertaining.

The ground floor opens into a welcoming entrance hall, leading to a generous sitting room which combines character and comfort, featuring attractive terracotta tiled flooring, a striking fireplace housing an electric log burner and a dual-aspect outlook that fills the room with natural light. The countryside views beyond the windows further enhance the atmosphere, creating a warm and welcoming space in which to unwind.

The dining room is a standout reception space, combining character and charm with practical functionality. Terracotta tiled flooring, a striking double-sided wood-burning stove and French doors opening to the garden create a warm and inviting setting, while large windows draw in natural light and frame attractive views of the surrounding grounds, ensuring that the room enjoys a seamless connection to the outdoor space. Beyond, a useful study creates an ideal work-from-home space.

The kitchen/breakfast room is a beautifully crafted space that combines country charm with modern convenience. Featuring elegant shaker-style cabinetry, a range cooker and attractive herringbone flooring, it provides an inviting setting for both relaxed breakfasts and informal entertaining. Thoughtfully configured with generous storage and preparation areas, the room strikes a perfect balance between style and practicality. A separate utility room offers excellent ancillary space for laundry and provides access to the garden, forming the ideal boot room, while a ground floor cloakroom adds further convenience. Throughout the ground floor, traditional cast iron radiators complement the home's character and period appeal.

A particular highlight of the property is the substantial family room/entertainment room. Beautifully presented with oak flooring, a characterful brick fireplace and French doors opening onto the gardens, the space effortlessly combines charm and practicality. Large windows draw in natural light and frame attractive garden views, creating a welcoming environment for relaxed living, social occasions and seasonal entertaining.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from a beautifully appointed en-suite bathroom complete with a roll-top bath and separate shower, while a family bathroom serves the remaining bedrooms.

The second floor provides two further well-proportioned bedrooms, each benefitting from generous built-in cupboard space, making them ideal for guests. Served by a well-appointed bathroom, this level offers a comfortable and private retreat.

In addition to the main house, the property features a fully self-contained two-bedroom annexe. The annexe includes a sitting room, kitchen/breakfast room, bathroom and two bedrooms, creating versatile accommodation for multi-generational living, guest accommodation or continued use as an holiday let.



STEP OUTSIDE

Further enhancing the property are extensive outbuildings including two garages, a large workshop and a substantial cart lodge, providing outstanding storage, vehicle accommodation and potential for a variety of uses, subject to any necessary permissions.

The property benefits from a large gated driveway providing extensive parking for numerous vehicles.

The main house enjoys a generous garden that takes full advantage of the surrounding countryside setting, with open views across neighbouring farmland creating a wonderful sense of space and tranquillity. The grounds provide plenty of room for outdoor dining, entertaining and enjoying the changing seasons against a picturesque rural backdrop.

The separate annexe benefits from its own enclosed walled garden, featuring a patio area and lawn, giving guests or occupants an independent and private outdoor space to enjoy.

The combination of substantial gardens, extensive parking, useful outbuildings and uninterrupted countryside views creates an exceptional setting for rural and farm living.

LOCATION

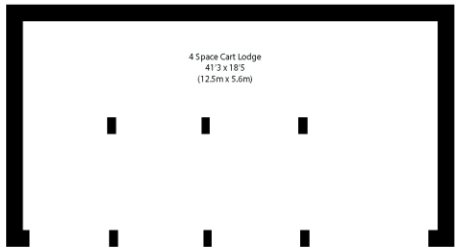
Situated within the sought-after rural area of Weeley Heath, the property enjoys the best of countryside surroundings whilst remaining conveniently connected to local amenities.

Nearby Little Clacton offers a range of everyday facilities including convenience stores, a pharmacy, public houses, takeaway restaurant and local shops. The neighbouring coastal towns of Clacton-on-Sea, Thorpe-Le-Soken and Frinton-on-Sea provide a wider selection of supermarkets, along with leisure facilities, restaurants, cafés and stunning beaches.

Rail services are available from nearby Weeley Station, with Clacton-on-Sea and Thorpe-le-Soken stations nearby, providing connections to London Liverpool Street, making the area accessible for commuters and second-home owners alike.

Families are well served by a selection of schools including Engaines Primary School, Weeley St Andrew's CofE Primary School, Little Clacton Primary School, Tendring Technology College and Clacton County High School. Independent and selective education can be found within reach at St Philomena's School in Frinton, St Mary's School, Colchester High School and Holmwood House School in Colchester, together with the highly regarded Colchester Royal Grammar School, consistently recognised as one of the country's leading grammar schools.

The surrounding Essex countryside offers excellent opportunities for walking, cycling and outdoor pursuits, while the nearby coastline provides beautiful beaches and sailing facilities. This location is particularly appealing for those seeking a balance between country living, coastal access and good local connectivity.



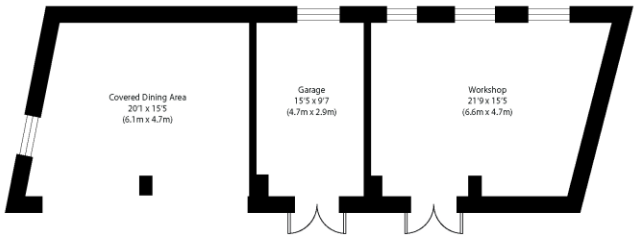
Approximate Gross Internal Area
Main House 2365 sq ft (220 sq m)
Outbuildings 2075 sq ft (193 sq m)
Total 4440 sq ft (412 sq m)

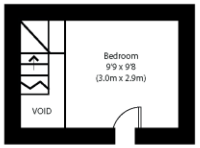
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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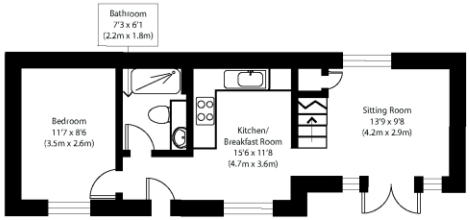
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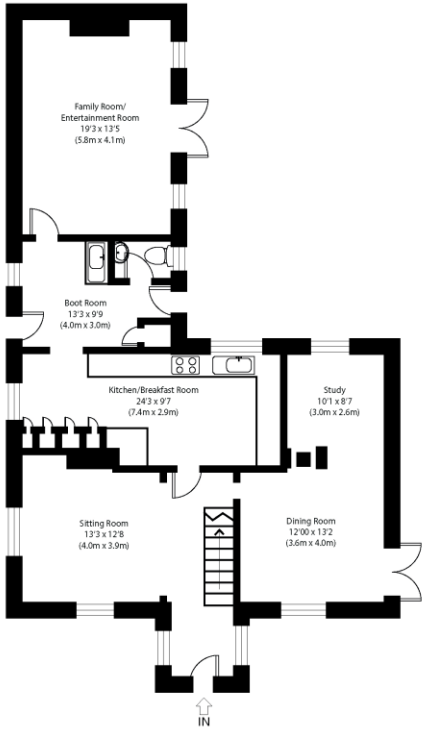
ELLIOT LEVY
ASSISTANT MANAGER

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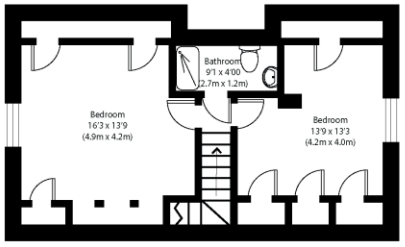




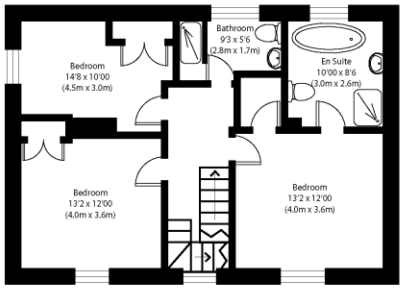




Ground Floor



Second Floor



First Floor



The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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