



Listed house steeped in history with a separate barn and annexe

Prentice Hall, 4 Prentice Hall Lane, Tollesbury, Maldon, Essex

Guide £1,100,000 Freehold

savills



Video tour available • Five bedroom period house • One bedroom annexe • Unconverted Essex barn • Within 1 mile of the sea wall providing miles of coastal walks • Grade II listed • About 0.92 of an acre • Under 10 miles to Kelvedon train station serving London Liverpool Street

Local Information

Maldon: 9 miles; Kelvedon: 9.4 miles (London Liverpool Street from 54 minutes); Witham: 11 miles; Colchester: 13.3 miles; Chelmsford 21.4 miles. All distances approximate.

Located on edge of the village of Tollesbury, a traditional riverside Essex village on the coast of the River Blackwater, Prentice Hall occupies a glorious semi-rural setting with countryside views towards the Blackwater Estuary. The property is located along Prentice Hall Lane, a no-through road and within one mile of the sea wall providing miles of coastal walks.

Tollesbury is situated 9 miles east of the historic port of Maldon and 13 miles south of Colchester, and enjoys a variety of amenities including a general store, post office, a public house and a primary school. Tollesbury Marina provides extensive boating facilities and includes The Harbour View restaurant, and there is a popular golf club at Five Lakes.

A wider range of recreational, educational and shopping facilities can be found in the nearby towns of Maldon, Chelmsford and Colchester. For the commuter there are mainline stations at Kelvedon or Witham, both of which have frequent

services to London Liverpool Street.

About this property

A delightfully situated listed house with a self-contained one bedroom annexe and detached Essex barn, set on the edge of this attractive waterside village.

Prentice Hall offers a fascinating history and dates from the early 17th century with the site dating back to the 16th century, formerly being part of the Beeleigh Abbey Estate. It is understood the house and land was owned by Henry VIII and granted to Thomas Cromwell until he fell from favour and was then returned to the Crown. In around 1550 the site was then gifted to Lady Anne of Clees.

This hugely important Grade II listed building constitutes a valuable source of historical architecture and has been the subject of an extensive programme of restoration and was extended in the 20th century.

The main house extends to around 2,400 sq ft and offers five bedrooms arranged over the first and second floors.

Entrance to the property is gained from the front of the house into a welcoming and spacious reception hall providing storage and a cloakroom.



To the ground floor there are three reception rooms with timber framing and red-brick fireplaces evident in most rooms adding a very strong sense of the building's heritage. The kitchen/breakfast room is located to the rear of the house and is a modern room providing light-coloured storage units, wooden worktops and a range of appliances.

All of the bedrooms enjoy wonderful views over the surrounding countryside. There is a modern family bathroom and a further bathroom located on the top floor, severing bedroom two along with a walk-through dressing area.

The annexe and barn are separated from the house, providing a wonderful extension to the accommodation. The annexe enjoys a modern feel with an open-plan sitting room with kitchenette facilities, double bedroom and en suite bathroom.

The Essex barn is unconverted and is currently being utilised as a workshop and for storage. Adjoining the barn is a small office.

Outside

The house is approached over a sweeping drive providing parking for a large number of cars. The property is positioned well within its grounds with a front area of garden incorporating a very useful storage building and a small natural pond. The remainder of the gardens extend from the back of the house and are laid to lawn with a variety of flowers, trees and shrub borders. A pergola-

covered south-facing terrace is positioned to the side of the house and is a wonderful area for relaxing and al fresco dining.

Bordering the western boundary is an unconverted detached Essex barn in excess of 1,000 sq ft with an adjoining office, making for an ideal work-from-home space. Attached to the barn is a well presented one bedroom self-contained annexe providing a very practical space for extended family.

All in around 0.92 of an acre.

Services

Mains water, private drainage, oil-fired heating and electricity connected.

Directions

From Kelvedon, take the B1023 towards Tiptree. Pass under the A12 and into Tiptree, still on the B1023 and onto Tolleshunt D'Arcy. In Tolleshunt D'Arcy turn right and immediately left towards Tollesbury. Prentice Hall Lane will be found as a turning on the right-hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.
Telephone:
+44 (0) 1245 293 233.







Second Floor

First Floor

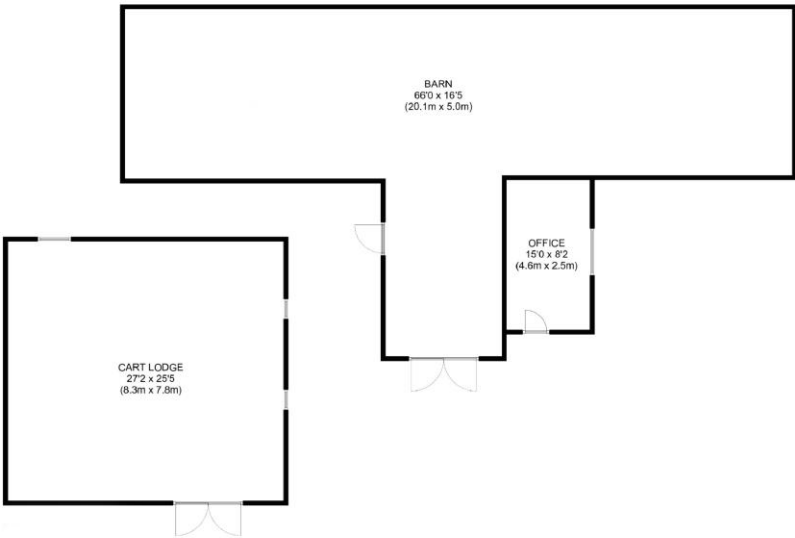


Annex

Ground Floor

Approximate Gross Internal Area
 2430 sq ft (226 sq m)
 (Main House)

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. copyright www.ogphoto.co.uk



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