



LAMB & CO

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Inspired by property, driven by passion.



WITTONWOOD ROAD, FRINTON-ON-SEA, CO13 9LB

PRICE £1,200,000

An exceptionally rare opportunity to acquire a substantial 0.26-acre holding Inside Frinton's Gates, comprising a six-bedroom detached residence together with two substantial additional buildings and approximately 7,400 sq in total.

At the heart of the property is an impressive six-bedroom detached family home extending to approximately 2,800 sq ft, with generous living accommodation, private rear garden, ample parking and a double garage. What makes this property truly unique, however, are the two additional buildings: a single-storey workshop/factory of approximately 2,786 sq ft and a separate two-storey workshop/store of approximately 1,793 sq ft.

- Six Bedroom House (approx. 2,800 Sq Ft)
 - 0.26 Acre Plot
 - Ample Parking
- Factory/Workshop (approx. 2,800 Sq Ft)
 - Double Garage
 - Private Rear Garden
- Two Storey Commercial/Store (approx. 1,800 Sq Ft)
 - EPC TBC
 - Inside The Gates



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HOUSE

A substantial, six bedroom detached house benefitting from parking, rear garden and double garage.

FACTORY/WORKSHOP

A single storey workshop/factory extending to 2,786 Sq Ft with store to rear.

WORKSHOP/STORE

A two storey, detached workshop/store of approximately 1,793 Sq Ft, accessed via concrete driveway to side.

RESIDENTIAL ACCOMMODATION

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

SITTING ROOM

18'7 x 18'3 (5.66m x 5.56m)

KITCHEN/BREAKFAST ROOM

18'9 x 15'1 (5.72m x 4.60m)



WC

7'4 x 4'0 (2.24m x 1.22m)



LOUNGE/DINING ROOM

26'5 x 20'0 (8.05m x 6.10m)



FIRST FLOOR



BEDROOM ONE

15'6 x 12'8 (4.72m x 3.86m)



BEDROOM FOUR

13'5 x 11'0 (4.09m x 3.35m)



ENSUITE

12'7 x 9'5 (3.84m x 2.87m)



BEDROOM THREE

13'6 x 11'3 (4.11m x 3.43m)



BEDROOM TWO

13'5 x 13'2 (4.09m x 4.01m)

BEDROOM SIX

13'5 x 9'0 (4.09m x 2.74m)

BEDROOM FIVE

13'6 x 9'9 (4.11m x 2.97m)

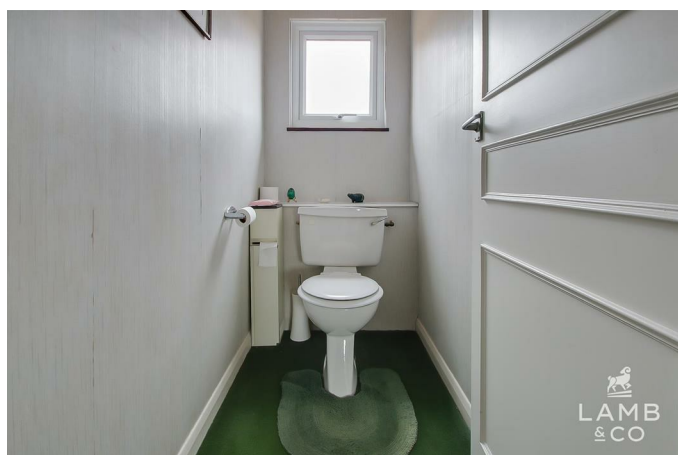
BATHROOM

8'2 x 6'5 (2.49m x 1.96m)



WC

6'6 x 3'2 (1.98m x 0.97m)



OUTSIDE

OUTSIDE REAR



DOUBLE GARAGE

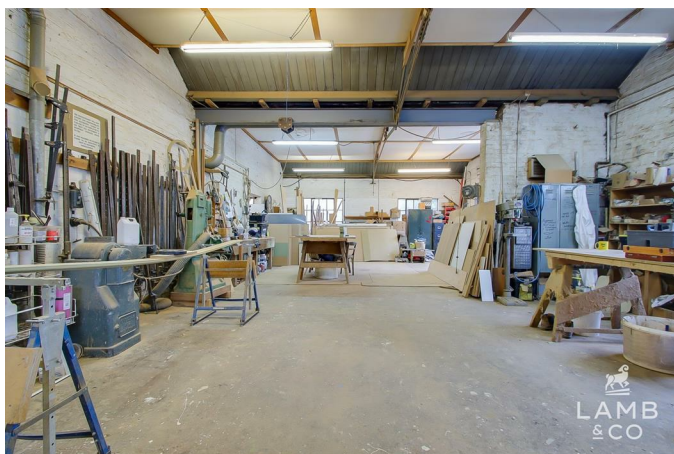


BUILDING 1



WORKSHOP

45'6 x 24'6 (13.87m x 7.47m)



WORKSHOP

45'6 x 24'0 (13.87m x 7.32m)



KITCHEN

6'0 x 5'6 (1.83m x 1.68m)

WC

STORE

31'0 x 17'6 (9.45m x 5.33m)



OUTSIDE

BUILDING 2

WORKSHOP

45'0 x 18'8 (13.72m x 5.69m)



FIRST FLOOR

OFFICE

21'0 x 14'9 (6.40m x 4.50m)



WORKSHOP

29'0 x 18'8 (8.84m x 5.69m)



OUTSIDE

Material Information

Council Tax Band: F

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 75%

EE - 75%

Three - 67%

Vodafone - 86%

Construction: House - ground floor cavity wall/first floor timber framed under pitched and tiled roof |

Factory - Solid Brick | Workshop/Store - Solid Brick

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position:

Garden Facing: North

Non-Standard Features to note: N/A

Agents Note Sales

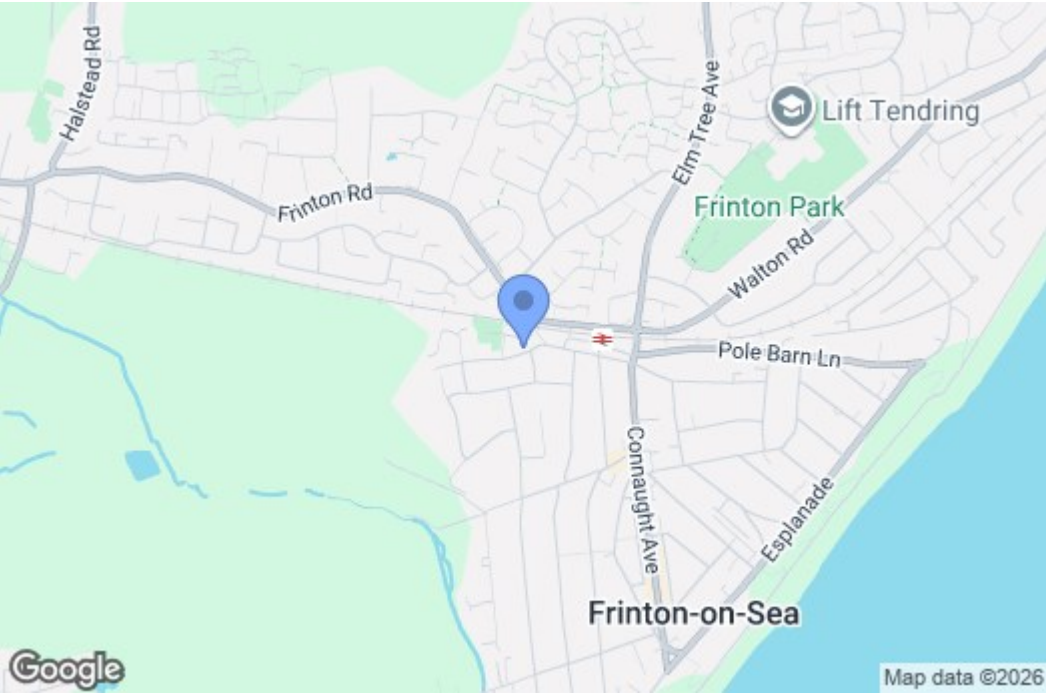
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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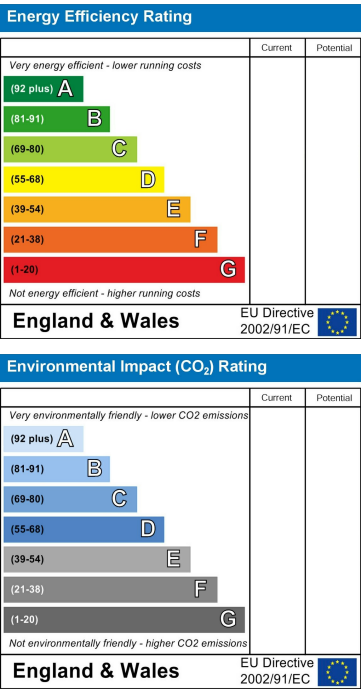
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

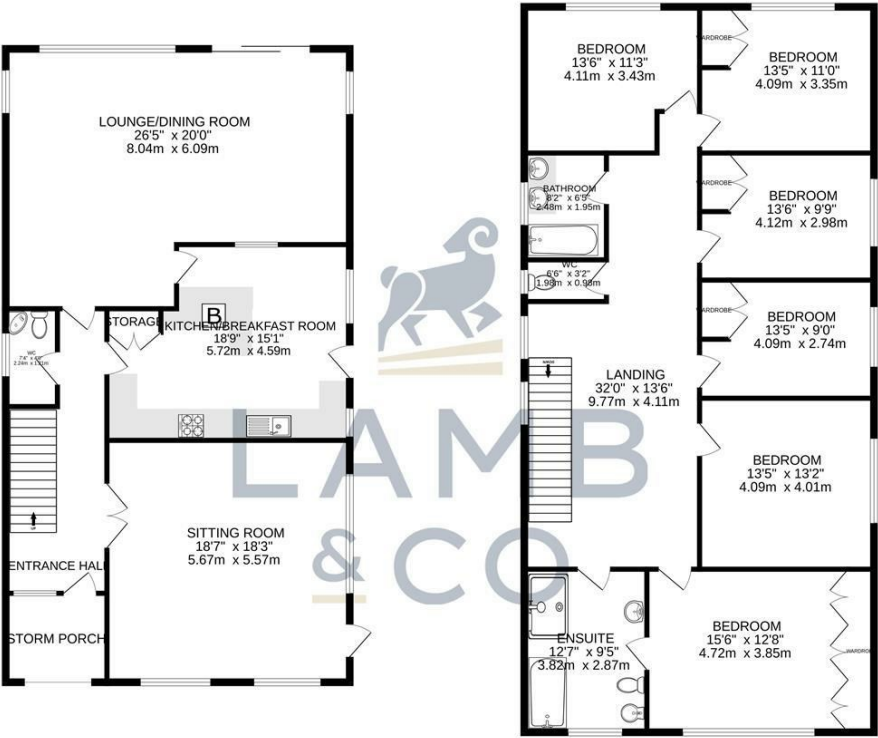
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2790 sq.ft. (259.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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