

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Tenpenny Hill Thorrington, CO7 8JB

Located in the picturesque Essex village of Thorrington, 'Brooklands View' is situated on a plot approaching SIX ACRES (Subject to land survey). The residential dwelling comprises a DETACHED CONVERTED AGRICULTURAL STORAGE BARN which consists of an impressive open plan living space along with TWO BEDROOMS & TWO EN-SUITES. The Building also has the remainder of the Builders 10 Year Warrantee (Lloyds) which was issued in 2025.

The plot offers versatile and multitude of uses with excellent scope for development subject to obtaining relevant planning permissions. The sellers have owned the land for a number of years and are now looking for unconditional offers from prospective buyers.

The historic city of Colchester is within six miles with Alresford mainline railway station around one mile away.

An early viewing is advised to appreciate the grounds on offer.

- Plot Approaching Six Acres (Subject to Land Survey)
- Detached Converted Agricultural Storage Barn
- Two Bedrooms
- Two En-Suites
- 22'9 x 13'1 Open Plan Lounge/Kitchen
- Electric Under Floor Heating (n/t)
- Fully Double Glazed
- 28' x 15'7 Garage/Workshop
- No Onward Chain
- EPC Rating E & Council Tax TBC



**Offers In Excess Of £700,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### OPEN PLAN LOUNGE / KITCHEN

22'9 x 13'1

Tiled flooring with underfloor heating. part vaulted ceiling with sunken spot lights. Small picture window with double glazed sliding patio doors affording views over the garden ground to the rear.

Kitchen area comprises; Antique panelled laminated fronted units with wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with undercounter electric oven below and integrated extractor hood above. Integrated dishwasher and washing machine, Integrated fridge freezer. All appliances not tested. Breakfast bar. Tiled splash backs. Toiled flooring with underfloor heating Concealed wall mounted electric central heating boiler (not tested). Double glazed window to rear affording views over garden grounds. Door to Jack and Jill Shower Room (shared en-suite to Bedroom One and Inner Hallway).



### OPEN PLAN LIVING



## KITCHEN AREA VIEW



## INNER HALLWAY

Loft Access with loft ladder. Doors to;

## BEDROOM ONE

12'7 x 9'8

Wood effect flooring. Double glazed window to side. Wood effect flooring with underfloor heating. Door to Jack and Jill En-Suite.



### JACK AND JILL EN-SUITE SHOWER ROOM

Fitted with a modern suite comprising; Low level W.C. Vanity wash hand basin with cupboards below. Double shower cubicle with glazed sliding shower screen. Marble effect wall panelling. Chrome effect heated towel rail. Double glazed window to side.



### BEDROOM TWO

9'10 x 9'7

Wood effect flooring with under floor heating. Glazed window to rear. Door to En-Suite.



### EN-SUITE

Fitted with a modern three piece suite comprising; Low level W.C. Vanity hand wash basin with cupboards below. Double shower cubicle with glazed shower screen. Chrome effect heated towel rail,. Marble effect wood panelling. Extractor fan (not tested).



### OUTSIDE - FRONT

The property has an approximate 320' frontage onto the main road and is depth of plot approximately 860'. The property is accessed via double metal vehicular gates with decorative driveway columns. Driveway provides off street parking for numerous vehicles. Vehicle turnaround area. Driveway leading to Work Shop.



### ENTRANCE GATES

---



## PARKING AREA



## WORK SHOP

15'7 x 28'

The work shop is attached to the dwelling. Power and light connected. Tall roller door with additional pedestrian access door.



## OUTSIDE GROUNDS

The property is situated on a plot which is approaching 6 acres (subject to land survey). The ground are mainly laid to lawns with mature shrubs and trees. Old timber stable shed.



## ALTERNATE VIEW OF GROUNDS



## PLOT OUTLINE

Please note this outline is for guidance purposes only.

### JE 1024

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Material Information (Freehold Property)

Tenure: Council Tax Band:

Any Additional Property Information: Construction for the dwelling is steel framed metal building which has been insulated and timber framed.

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### Particular Disclaimer

---

---

## Tenpenny Hill, Thorrington, CO7 8JB

---

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents