



South Shoebury Hall Farm, Shoeburyness
Offers in excess of £1,250,000



A landmark 16th-Century home blending Elizabethan character with Georgian elegance.

Heritage Overview:

South Shoebury Hall Farm is a landmark home that captures more than four centuries of English domestic architecture. Originating in the 16th century with a timber-framed core and later enhanced in the Georgian era with its elegant red-brick façade, it offers a seamless blend of Elizabethan character and Georgian refinement. The interiors respect this history while introducing modern comforts, creating a home that is both practical and atmospheric.

The estate's heritage extends beyond the house itself. Set within expansive landscaped grounds, it enjoys sweeping lawns, mature planting, and sheltered terraces that provide both beauty and seclusion. A Grade II listed circular garden building, historically believed to have been a beehive house, stands as a focal point within the landscape, complemented by a traditional greenhouse and further outbuildings. These elements lend the property a sense of provenance and depth, elevating the gardens into more than just a setting, but a natural extension of the home.

Every aspect of the grounds has been carefully maintained and presented, ensuring they enrich the living experience. Whether entertaining on a summer evening, enjoying the lawns for recreation, or simply appreciating the peace and scale of the setting, the gardens elevate this property into something truly special: a private estate in miniature, where history and lifestyle meet seamlessly.

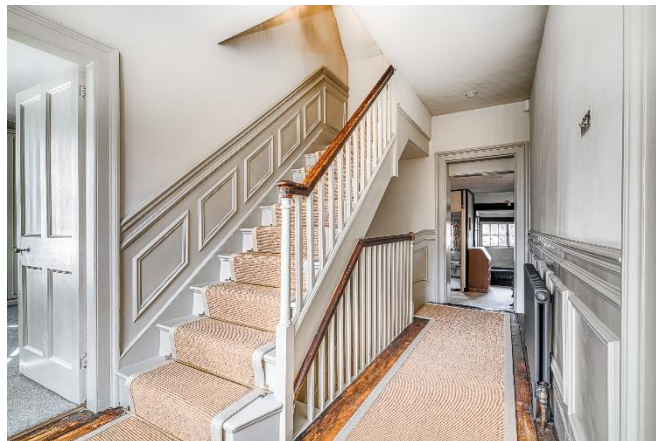
- Tenure: Freehold | Approx. 3,153 sq ft (293 sq m)
- Six Bedrooms | Multiple Reception Rooms
- Bespoke KBD Kitchen & Utility with modern specification
- Grade II Listed main residence dating back to the 16th Century
- Separately Grade II Listed circular garden building, historically a beehive house
- Private driveway with ample parking & Double Garage
- Set within 1.06 acres of landscaped grounds with sweeping lawns, mature planting & wraparound terrace
- Heritage features throughout including exposed timbers, original fireplaces & joinery
- Versatile layout with potential for wine cellar (500-bottle capacity) and ancillary spaces

*South Shoebury Hall Farm is not simply a residence; it is an estate in miniature —
A landmark property where history, character, and lifestyle converge in a truly unique way.*



Entrance via: The farmhouse presents a picturesque Georgian frontage of red brick and tall sash windows. A central doorway with original flat hood provides a charming and formal entry point, flanked by manicured shrubs and opening directly onto the welcoming entrance hall.

Main Hallway: 15' x 7'1" (4.57m x 2.16m) A bright and welcoming Reception Hallway, finished with wide original timber floorboards and panelled walls, sets an elegant first impression. The staircase with spindle balustrade, fitted with a natural runner and brass stair rods, rises gracefully to the upper floors, with panelled door to under-stair storage cupboard. Period detailing continues throughout, with traditional-style column radiators and painted four-panel doors leading into the Dining Room and the Formal Sitting Room. There are also a few steps leading down to the 'Butler's' Inner Hallway.





Formal Living Room: 14'10" x 15'1" (4.52m x 4.6m) The Formal Living Room is an elegant and atmospheric space, centred around a handsome fireplace with cast iron surround and painted mantelpiece. A striking Gothic-arched window on the side elevation adds character and floods the room with natural light, complementing the large original south facing sash window, complete with working panelled shutters. The room is finished with wide timber floorboards and wall light points that enhance both atmosphere and functionality. With its dual-aspect outlook, the space enjoys garden views.

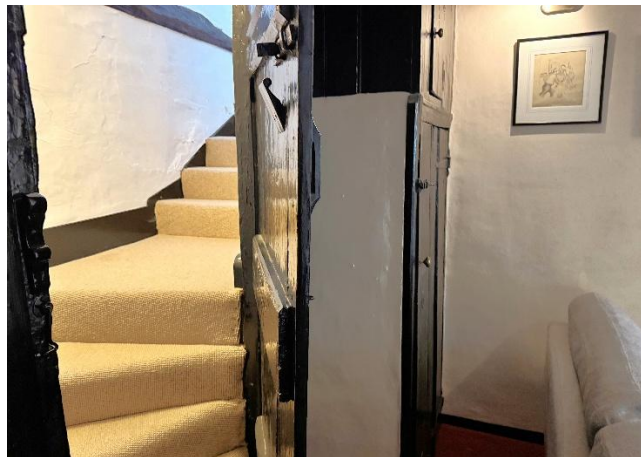


Traditional Dining Room: 15'1" x 14'9" (4.6m x 4.5m) The Dining Room provides a grand yet welcoming setting, ideal for both formal occasions and family gatherings. A striking cast iron fireplace with a carved stone mantel forms a focal point. South facing large original sash window, complete with original style panelled shutters, which frame views across the gardens. The atmosphere is enhanced by traditional column radiators, rich timber flooring and wall light points. Together, these elements create a room that is as warm and inviting as it is elegant — perfect for long dinners and entertaining. Coving to smooth plastered ceiling inset with central lighting pendant.



Sitting Room: 15'7" (4.75) x 13'3" (4.04) (increasing into Inglenook fireplace) Accessed via the Kitchen, Inner Hallway and the Formal Dining Room a wonderfully atmospheric space showcasing the property's medieval origins. The room is framed by exposed timber beams across the ceiling and walls and exposed natural wooden floorboards, highlighting the character of the home's 16th-century structure. At its heart is a substantial original inglenook fireplace with exposed brickwork measuring 6'6 x 3'4, fitted with an attractive wood-burning stove. Traditional brick hearth detailing adds rustic charm. Large sash style multi pane window to rear aspect, with wall light points. Perfectly blending period authenticity with comfort, this is a space designed for both everyday living and relaxed evenings.

Butler's Inner Hallway: 14'7" x 10'9" (max) (4.45m x 3.28m (max)) The Inner Hallway links the Sitting Room and Family Snug, with unexpected period details. A series of black farmhouse doors line one aspect of the hall, concealing a wealth of surprises. Behind them lie a staircase to the First Floor, a turned stair descending to the Cellar — large enough to create a Wine Cellar for approximately 500 bottles — and access to the Ground Floor Guest WC. To the side aspect, the original Butler's Cupboard remains intact, an evocative reminder of the property's history while still providing useful storage. The space is enhanced with wall-mounted lighting and spotlights.





Guest Cloakroom/WC: 5'6" x 3'6" (1.68m x 1.07m) Discreetly accessed via the Inner Hallway, the Ground Floor Guest WC provides useful facilities for family and visitors. The suite includes a low-level WC and vanity wash hand basin set into a tiled surround with storage beneath. Radiator. Obscure-glazed window.

Family Snug: 12'9" x 14'11" (3.89m x 4.55m) The Snug offers a warm and intimate retreat, with exposed timber beams across the ceiling and walls that highlight medieval origins. A sash window to the side aspect frames garden views and fills the room with natural light with hardwood panelled door providing space the outside. Wall light points. Further door to storage cupboard. This is perfect as a reading room, study, or a quiet spot to relax. A further door leads directly through to;

Gym / Home Studio: 16'3" (max) x 12'1" (4.95m (max) x 3.68m) The Gym combines functionality with historic charm. Exposed timber beams line the walls and ceiling, providing a rustic backdrop, while spotlighting ensures focused illumination. The room benefits from dual-aspect windows to the side and rear aspect together with cottage-style door leads directly onto the garden. Currently arranged as a home fitness suite the room is adaptable for a variety of uses.





Dual aspect Kitchen: 14'2" (4.32) x 8'11" (2.72) (to front of cabinetry - extending to 13'10" (4.22))

The Kitchen is a perfect fusion of traditional charm and modern design. Recently fitted by KBD Kitchens, it offers a high specification finish with feature underfloor heating. A range of bespoke wall and base units, painted in a timeless green, are topped with elegant quartz work surfaces, while a large central island with breakfast bar provides both practicality and style.

At the heart of the room is a classic Aga, set beneath an exposed timber beam, complemented by a suite of integrated appliances including a dishwasher, fridge, freezer, and 'Siemens' wine fridge. A double recessed Butler style sink with mixer tap and filtered water tap sits beneath a cottage style sash window to rear aspect with a matching multi pane sash window to front.

Clever storage solutions showcase the attention to detail with a wonderful bespoke drinks cupboard with wine storage and glass racking, alongside a larder-style unit housing everyday appliances such as the microwave, toaster, and coffee machine. These thoughtful features keep the Kitchen organised while enhancing its versatility for modern living.

Original timber beams bring heritage charm, while dual-aspect windows flood the room with natural light. The tiled flooring with underfloor heating, recessed spotlighting, and subtle wall lighting complete the space, making it not only the culinary heart of the home, but also a stylish and welcoming place to gather.



Farmhouse Entrance: 14'4" x 15'5" (max) (4.37m x 4.7m (max)) Currently serving as the everyday entrance to the property, this charming space connects directly to the gardens, private Driveway, and Double Garage. A hardwood, split style stable door, inset with glazed insert, you are greeted by an abundance of period character, with exposed timber beams overhead, brickwork detailing to one wall, and original brick flooring that speaks to the building's long history. Light filters through a sash window, while a further cottage-style split style stable door provide access to the outside, making it a highly functional link between indoor and outdoor living. Enhanced by wall and ceiling lighting, this versatile space blends practicality with heritage charm, serving equally well as a Boot Room, Garden Room, or Farmhouse Hallway. Attractive wooden 'barn style' doors to the Utility Room and Kitchen.

Utility Room: 13'5" x 7'2" (max) (4.1m x 2.18m (max)) Beautifully designed to balance practicality with period charm, the Utility Room has been fitted with bespoke KBD cabinetry, matching the style and finish of the Kitchen. A comprehensive range of almost full height wall and base units incorporates a classic Butler sink with mixer tap, set into sleek quartz worktops. Integrated spaces accommodate washing machine & tumble dryer and a recess to house an American-style fridge freezer, with further cabinetry and a fitted bench seat. Timber beams to part vaulted ceiling, traditional style column radiator, and original brick flooring.

First Floor Landing: 14'10" x 7'7" (4.52m x 2.3m) The Landing is filled with charm and period detailing, where warm wooden flooring is softened by a stylish runner, complete with stair rods for an elegant finish. Partially panelled walls enhance the character of the space, while a sash window to the front aspect allows natural light to pour in. The staircase continues gracefully to the Second-Floor Landing, and doors lead through to two Bedrooms as well as the spacious Inner Hallway. Feature traditional-style column radiator.



Bedroom One: 12'1" (3.68) (excl wardrobes) x 15' (4.57) A feature south facing large sash window allows natural light to flood the room. The bedroom offers a range of fitted wardrobes with mirrored panels. Ceiling and wall-mounted lighting. A doorway leads directly to the Ensuite, while a further door with steps provides access down to an additional expansive Bedroom / Dressing Room, offering excellent flexibility.

Ensuite: 5' x 5'1" (1.52m x 1.55m) The Ensuite is fitted with a corner shower enclosure, dual flush WC and 'Roca' wash hand basin with mixer tap, all set against fully tiled walls with a decorative border tile. A multi pane glazed window offering views towards St Andrews Church. Radiator. Smooth plastered ceiling inset with recessed lighting and finished with wood-effect flooring.

Bedroom / Dressing Room: 15'2" x 13'7" (4.62m x 4.14m) Accessed via the main Bedroom, this versatile room is currently arranged as a Bedroom but would equally lend itself as an expansive Dressing Room. Good size sash window to the with views towards St Andrews Church, wall mounted lighting, fitted wardrobes to one aspect with additional original panelled door to further storage cupboard. The room features a heritage cast iron fireplace with its original grate inset, a characterful reminder of the property's historic past. Though no longer in everyday use, it stands as a decorative focal point. Further 'half height' door provides access to part vaulted storage cupboard (approx 3'5" in depth) inset with shelving with additional doorway to the eaves storage space. Original panelled door provides access to the Inner Hallway.



Connecting Hallway: 18'10" (max) x 11'8" (5.74m (max) x 3.56m) The Inner Upper Hallway beautifully reflects the heritage of the property, with striking exposed timbers and lime-washed walls that showcase the home's historic fabric. Wall-mounted lighting. The original floor follows a subtle, uneven line, a charming reminder of the building's age and authenticity, which only enhances its unique atmosphere. A deep-set window with original 'window seat' provides an elevated position to enjoy views across the grounds. This area also provides access to a set of stairs leading down to the Family Snug, along with a panelled door opening to a further Bedroom and the Family Bathroom.

Family Bathroom: 7'9" x 6' (max) (2.36m x 1.83m (max)) Sash window to the side aspect. The bathroom is fitted with a three-piece suite includes a panelled enclosed bath with twin handgrips, mixer tap with wall mounted 'Triton' Shower and fitted shower screen, low-level dual flush W.C. and a pedestal wash hand basin. Wall mounted flat panelled heated towel rail. Partly tiled walls.

Bedroom: 15'6" x 12'8" (max) (4.72m x 3.86m (max)) The bedroom offers a well-proportioned space, where the exposed timber beams contrast beautifully against the whitewashed walls. A sash window frames views to the side aspect. Radiator. Wall lighting.

Bedroom: 15'8" x 15'2" (4.78m x 4.62m) A beautiful South facing original sash window to the front aspect floods the room with natural light. This spacious bedroom blends charm and practicality, featuring an original cast-iron fireplace with a decorative stone mantel as its focal point. Built in wardrobes and matching drawer stack with dressing table area.

Second Floor Landing: 12'6" (3.8) x 7'2" (2.18) (Some restricted head height) Tucked beneath the eaves, the top landing has a distinctive character of its own. The gentle slope of the ceiling adds charm, with traditional panelled and latch doors lead to the adjoining rooms with spindle balustrade and handrail.



Bedroom: 15'5" (4.7) x 11'7" (3.53) (Some restricted head height) This charming top floor bedroom is tucked beneath a gently vaulted ceiling, giving the space both character and an intimate feel. A distinctive cottage-style window to the side aspect frames views. Wall-mounted lights.

Bedroom: 16' x 11'7" (4.88m x 3.53m) (Some restricted head height) This bedroom is tucked beneath the eaves, giving it an intimate and characterful atmosphere. The gently vaulted ceiling follows the contours of the roofline, and a cottage-style window draws in natural light while framing views of the gardens. Wall-mounted lighting.

The Estate, Setting & Grounds

The property is set within over an acre of established grounds, a setting that perfectly complements the stature and heritage of this remarkable Grade II listed residence. The home is approached via a private driveway leading to the double garage, the sense of arrival is one of space, privacy, and importance.

The gardens themselves are laid out with both practicality and beauty in mind. A broad patio wraps around the house, providing natural areas for dining and entertaining, while beyond stretch expansive lawns that create open vistas and a true feeling of estate living. Mature trees and long-established planting frame the grounds, offering colour and texture throughout the seasons, as well as a sense of seclusion.

Among the many highlights is the Grade II listed circular garden building — a rare survival, historically used as a beehive house — which stands as a charming focal point within the landscape. A traditional greenhouse and further garden structures add both character and practicality, appealing to enthusiastic gardeners and those who value heritage detail alike.

Every aspect of the grounds has been carefully maintained and presented, ensuring they act as a natural extension of the home. Whether entertaining on a summer evening, enjoying the lawns for recreation, or simply appreciating the peace and scale of the setting, the gardens elevate this property into something truly special: a private estate in miniature, where history and lifestyle meet seamlessly.



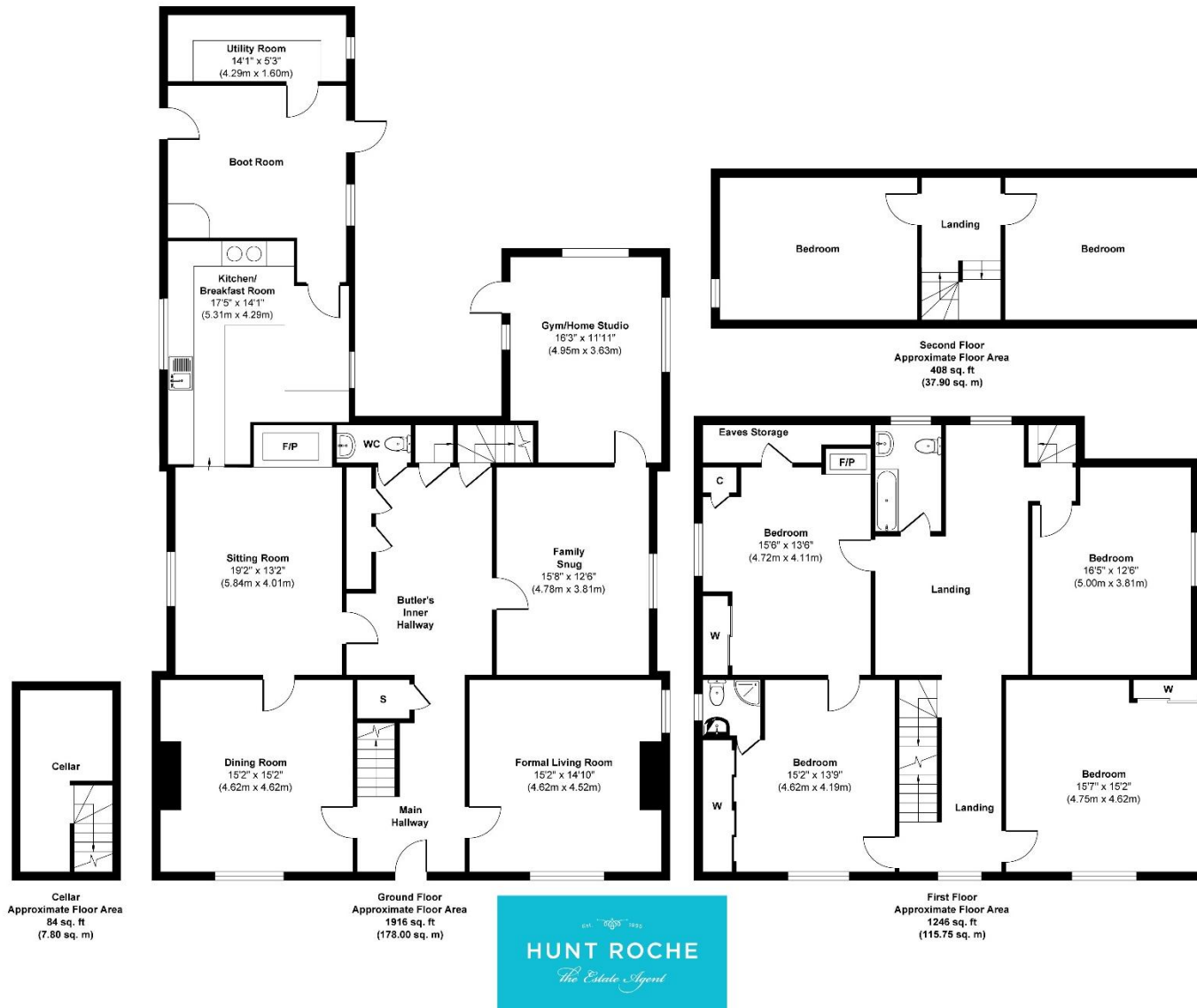


South Shoebury Hall Farm

Council Tax Band H

PRELIMINARY DETAILS AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/16/2025 - SHO250051



Approx. Gross Internal Floor Area 3654 sq. ft / 339.45 sq. m(Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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