

*A striking Grade II listed former farmhouse*  
*New Farm East, North Shoebury Road, Shoeburyness – Offers over £550,000*



# Overview

A Grade II listed former **Essex farmhouse** with historical records tracing the property back to the **early 18th century**, forming part of the **original North Shoebury Hall Farm**. This rare, pargetted farmhouse is one of the few surviving **historic dwellings** within Shoeburyness and retains an exceptional range of original architectural features, **including exposed structural timbers, inglenook fireplaces, sash windows** and traditional **latch doors** throughout.

Believed to date back approximately **350 years**, the property represents a **rare surviving example of traditional Essex farmhouse construction**, offering substantial and **highly versatile accommodation** suitable for use as a generous single residence or with potential for dual-occupancy or annexe-style living (subject to any required consents).

A **self-contained section** of the ground floor provides its **own reception room, kitchenette and bathroom facilities**, ideal for guest accommodation, extended family living or independent use, offering excellent multi-generational flexibility.

The principal living accommodation offers a host of features, with **exposed brick chimney breasts and feature fireplaces** forming focal points across multiple rooms. The semi open-plan arrangement between the main living and dining areas is defined by **original timber framing** and exposed rafters, with concealed staircase access to the first floor, preserving the authentic historic layout typical of period farmhouses of this era.

The **kitchen** combines traditional **farmhouse styling** with modern fittings including oak work surfaces, butler sink and integrated appliances, together with stable-door access to the garden. Planning permission has been approved for a kitchen extension, presenting a valuable opportunity for future enhancement (details available on request).

The first floor is accessed via the original staircase and opens onto a **characterful landing** showcasing exposed **structural framework** and **chimney detailing**. **Three well-proportioned double bedrooms** are arranged off the landing, including a principal bedroom with adjoining dressing room. A large boarded **attic** extends the full length of the property and offers additional future potential, subject to listed building and planning consents.

Externally, the rear garden is arranged in a traditional cottage style with established planting, paved seating areas and pathways. A **substantial detached outbuilding**, formerly garaging and now adapted for workspace or studio use, provides power and lighting and offers flexible ancillary space.

The property is approached via an independent access road providing off-street parking together with garage/outbuilding provision. The location offers convenient access to Shoeburyness and Thorpe Bay rail services to London Fenchurch Street, East Beach, local shopping amenities and Southend Airport, making the property particularly appealing for buyers seeking period living with strong London connectivity.



**Entrance via:** A characterful cottage-style frontage with picket-style fencing and gate leading to a pathway, with mature climbing foliage framing an original-style cottage panelled entrance door. The entrance is complemented by an external wall light and a decorative name plaque. An English Heritage Listed Building plaque is displayed at the property, alongside heritage-style external detailing.



**Entrance Hall:** 6'8" x 4'4" (max) (2.03m x 1.32m (max)) Split level entrance with original timber farmhouse style latched doors leading to the ground floor annexe area. Wall light points. Laminate wood effect flooring. Textured ceiling. Further latched panelled door leading to;

**Semi Open Plan Living Room/Dining Room:** 24'9" x 18'10" (7.54m x 5.74m) A characterful and spacious Semi Open Plan Living Room / Dining Room forming the heart of the home, arranged in clearly defined yet flowing zones ideal for both day-to-day family living and entertaining. The space showcases an abundance of original period features including substantial exposed structural timbers, low level beamed ceilings and feature brick fireplaces, creating a warm and inviting cottage atmosphere throughout.





**Dining Room Section: 19'4" x 11'8" (5.9m x 3.56m)**

Multi-pane sash window to front aspect with secondary glazing providing good natural light. Striking feature exposed brick inglenook style fireplace with substantial timber bressummer beam over, paved hearth and inset dual fuel stove. Generous recessed log storage is set to either side of the fireplace opening, enhancing both practicality and period character. Original latch style access door leading to the inner staircase rising to the upper level, retaining the cottage's authentic historic layout and charm. Further access door leading through to the Kitchen. Semi open-plan arrangement defined by substantial exposed vertical structural timbers and ceiling rafters, creating natural zoning between the Dining Area and adjoining Living Area while maintaining an open visual connection and sense of space. Wall light points. Radiator set within decorative cabinet. Flooring laid over original boards beneath. Character beamed ceiling with heritage style proportions and variation in ceiling height, typical of a period cottage of this nature.



**Living Room:** 19'4" x 13'5" (5.9m x 4.1m) Multi-pane sash window to front aspect with secondary glazing and multi-pane glazed door providing access to the rear garden. The room is centred around a substantial inglenook style recessed exposed brick fireplace with matching hearth and fitted dual fuel burner, complemented by recessed log storage and a heavy timber bressummer beam over, forming a strong focal point to the room, with the raised hearth edge providing display or occasional seating space. Exposed ceiling beams and structural timbers run throughout, with open stud timber division providing visual separation whilst maintaining light flow to the Dining Area. Variation in floor levels subtly defines the seating area, with additional built-in shelving and display recess. Period style wall light fittings complement the exposed timbers, with a radiator set within a decorative cabinet. Flooring comprises part exposed original floorboards with the remaining floor area laid to carpet. Beamed ceiling and good natural light via the sash window, enhanced by borrowed light from adjoining open plan areas.



**Kitchen:** 14' x 7'6" (4.27m x 2.29m) Window to rear aspect overlooking the garden. Stable-style door to side providing garden access. The Kitchen is fitted with a comprehensive 'farmhouse style' range of wall and base units with oak work surfaces incorporating porcelain 'one-and-a-quarter' butler sink. Built in eye level 'Zanussi' oven with matching microwave over, four ring electric hob and undercounter dishwasher. Feature recessed shelving niche and part wood panelling to dado height. Part tiled walls. Radiator. Wood-effect flooring. Smooth plastered part vaulted ceiling with inset lighting.



**The Ground Floor** includes a self-contained annexe section suitable for family, guest or ancillary accommodation, with potential for short-term letting, subject to relevant permissions and listed building consent. The accommodation provides;

**Annexe Reception / Sitting Room:** **19'5" x 12'8" (max) (5.92m x 3.86m (max))** Multi-pane sash window to the front aspect fitted with secondary glazing. Impressive exposed brick inglenook fireplace featuring a brick hearth and inset dual fuel burning stove. Timber door to recessed cupboard, ideal for wardrobe space or log storage. Additional under stairs feature recess incorporating part of the original staircase structure. Characterful exposed structural timbers throughout. Wall light points. Radiator. Flooring laid to carpet. Beamed ceiling with reduced head height in part, adding to the room's period charm. Low level original style timber latch door opening through to the Kitchen. (Please note there is restricted head height to this doorway).



**Annexe Kitchenette:** 6'8" x 6'1" (2.03m x 1.85m) Fitted with a range of eye and base level units with rolled-edge work surfaces inset with sink unit with single drainer with mixer tap over. Recess and plumbing provided for appliances. Part tiled wall areas. Radiator. Wood-effect flooring. Textured ceiling. Panelled door to;

**Annexe Bathroom:** 6'8" x 5'7" (2.03m x 1.7m) Obscure glazed window to the side aspect. The suite is fitted with a white three piece suite comprising panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Part tiled wall areas with painted plaster above. Radiator. Wood-effect flooring. Textured ceiling with loft access hatch.

**The First Floor Accommodation comprises**



**Landing:** 21'8" (6.6) x 6'10" (2.08) (approx) Landing featuring extensive exposed structural timbers and studwork with additional exposed brickwork detailing, enhancing the property's period character. Pair of multi-pane windows to rear aspect. Timber balustrade overlooking stairwell. Carpeted flooring. Radiator with decorative cover. Farmhouse style timber latch doors to Bedrooms and Bathroom. Characterful variation in ceiling height and beam depth consistent with the property's heritage origins.

**Principal Bedroom Suite:** Overall Measurement including Dressing Room 18'10" (5.74) x 13'1" (4)

Multi-pane sash window to front aspect with secondary glazing. Generous proportions with exposed beams and structural timbers enhancing the room's character and sense of age. Radiator. Flooring laid to carpet. Beamed ceiling. Period style ceiling light point.

**Dressing Room:** The Dressing Area is formed via stud partitioning, offering the potential to reinstate into a larger open room if required.

Window to side aspect. Fitted hanging rails and shelving providing useful storage. Flooring laid to carpet. Smooth ceiling with exposed beams and inset lighting.



**Bedroom Two:** 18'1" (max) x 13'4" (5.5m (max) x 4.06m) Pair of multi-pane sash windows to front aspect with secondary glazing providing good natural light. Feature exposed brick chimney breast with recessed fireplace forming a strong focal point to the room. Split-level layout with raised dressing / display area enhancing character and zoning. Exposed beams and structural timbers throughout reinforcing the period cottage feel. Radiator. Flooring laid to carpet. Beamed ceiling.

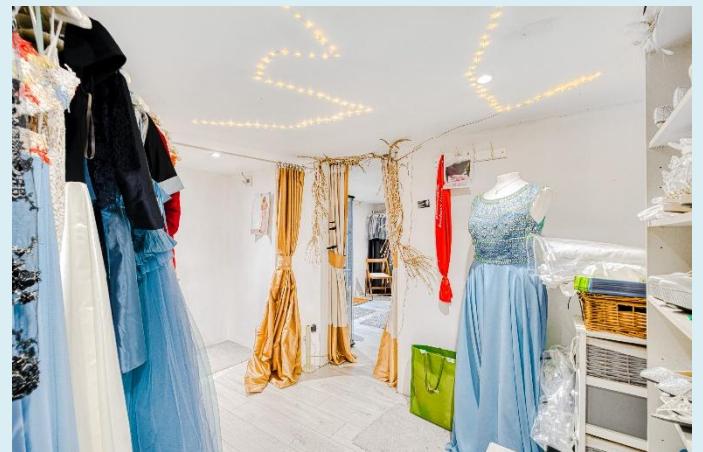


**Bedroom Three:** 13'4" (max) x 9'3" (4.06m (max) x 2.82m) Multi-pane sash window to front aspect with secondary glazing. Characterful exposed wall and ceiling timbers enhancing the period feel of the room. Radiator. Flooring laid to carpet. Beamed ceiling. Useful built-in storage area and timber door providing access to a staircase rising to attic space (restricted head height may apply).

**Luxury 'Period Style' Four Piece Bathroom: 9'3" x 8'4" (2.82m x 2.54m)** Obscure glazed window to side aspect. The Bathroom is beautifully appointed with a traditional style suite comprising freestanding claw-foot bath with mixer tap and shower attachment, pair of circular countertop porcelain wash hand basins with matching counter top mixer taps set into a dresser style vanity unit with drawers and open storage beneath, low level WC, and a separate double width fully tiled shower enclosure with integrated shower unit. Traditional column radiator with heated towel rail over. Dado rail. Flooring laid to laminate. Feature exposed beams to textured ceiling.



**Attic / Roof Space: approx (43' (13.1) x 14' (4.27))** Full-length boarded attic with staircase access via Bedroom Three. Exposed beams and central chimney stack. Power and lighting connected. Restricted head height in areas. Significant storage and future potential subject to consent.



**Outbuilding / Former Garage: 12'6" x 9'4" (3.8m x 2.84m)** Glazed doors and windows to front aspect. Detached structure currently arranged as studio / workspace with power and lighting connected. Versatile ancillary use. Laminate flooring. Smooth ceiling.

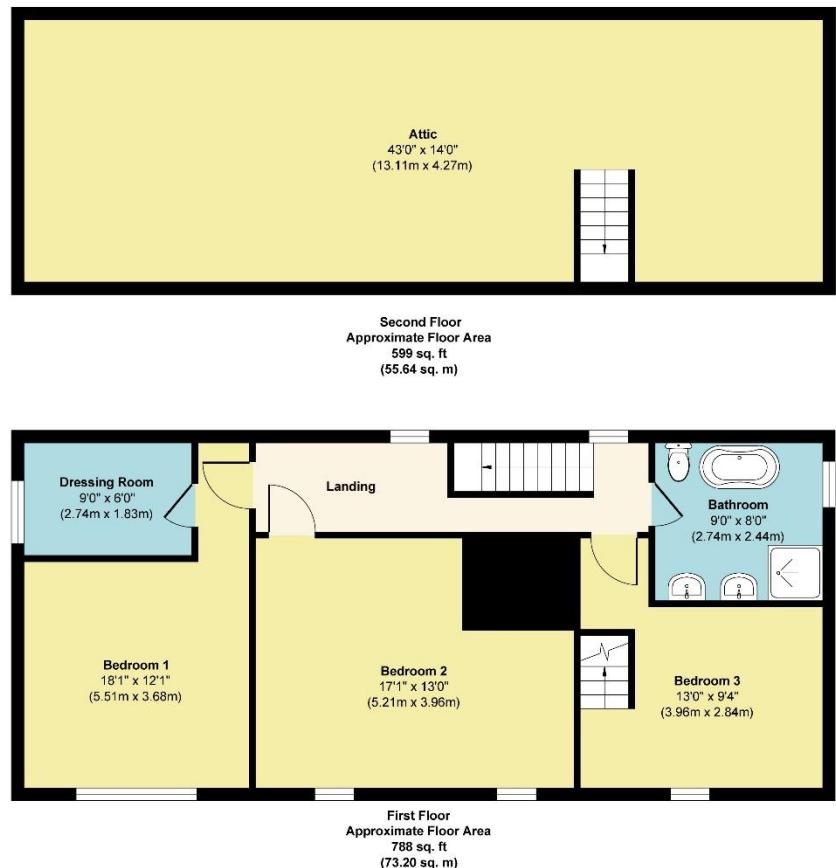
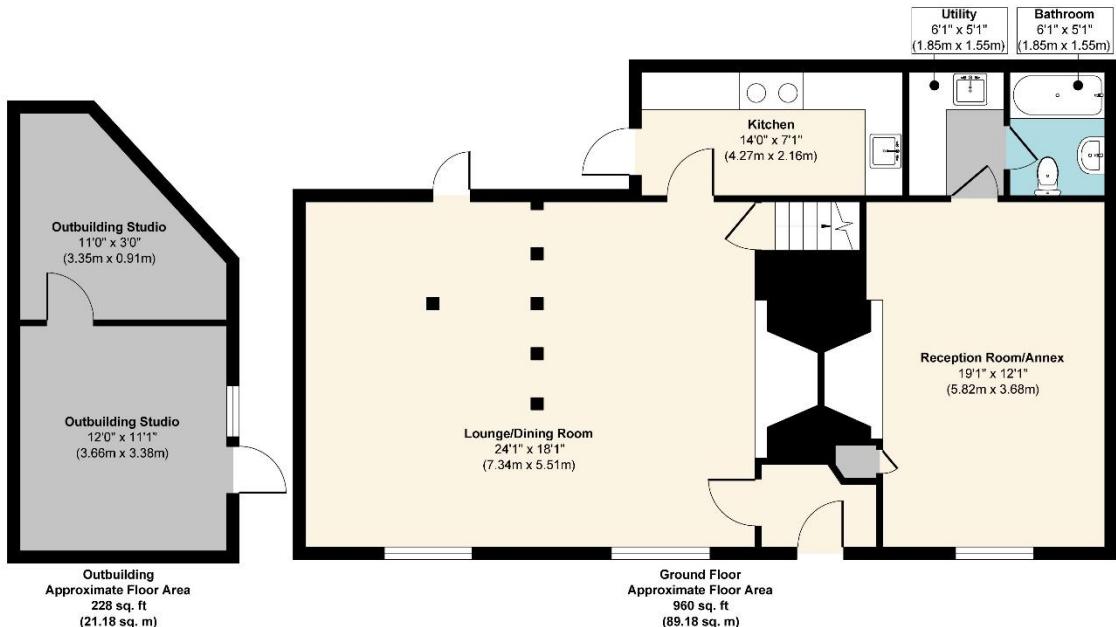


**Rear Garden:** The rear garden is arranged in a traditional cottage style and commences with a paved / crazy-paved patio seating area directly accessible from the Living Room and Kitchen. The garden is attractively stocked with a wide variety of established trees, shrubs, annual and perennial planting, with shaped beds, pathways and inset borders creating a mature and private setting. Additional features include external lighting, outside water supply and fenced boundaries. Double gated side access is provided. A hot tub is installed within a designated seating area (to remain)



**Frontage/Access:** The property is approached via an independent access road leading to a private frontage with shingle and lawned areas with established shrub borders. Off-street parking is provided together with access to the detached garage/outbuilding. External lighting and power points are installed.

Council Tax Band E - PRELIMINARY DETAILS – AWAITING VERIFICATION



HUNT ROCHE  
The Estate Agent

Approx. Gross Internal Floor Area 2575 sq. ft / 239.20 sq. m

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

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