



Ingarfield Road, Holland-On-Sea

Guide Price - £500,000 to £550,000.

Set on a quiet residential street moments from the sea, this carefully reimagined house pairs a restrained material palette with playful, contemporary detailing. Interiors unfold in a sequence of calm, light-filled spaces, culminating in a striking open-plan living area that connects seamlessly to the garden beyond.

Guide price £500,000

Ingarfield Road

Holland-On-Sea, Clacton-On-Sea, CO15



- Thoughtfully renovated coastal home with a calm, contemporary palette
- Principial suite with dressing area and refined en suite bathroom
- Generous natural light throughout, enhanced by wide glazing and rooflines
- Expansive open-plan kitchen, dining and living space with garden connection
- Additional bedrooms characterised by soft tones and tailored detailing
- Landscaped garden with terrace and a separate outbuilding/studio
- Sculptural kitchen island with integrated appliances and bespoke cabinetry
- Elegant bathrooms combining marble finishes, soft pink tiling and black accents

The Property

Entry is via a softly lit hallway, where neutral tones and clean lines establish the home's cohesive tone.

To the rear, the house opens dramatically into a generous kitchen and dining space. A large, monolithic island in pale stone anchors the room, offset by sleek, dark cabinetry and integrated appliances. Full-width glazing draws in natural light and frames views of the garden, while a dining area sits comfortably to one side, allowing the space to function equally well for everyday living and entertaining.

Bedrooms are arranged with a sense of calm and proportion; one is finished in a gentle blush and white scheme with scalloped detailing, while another occupies the upper level, its sloping ceilings framing a dormer window and lending an intimate, almost retreat-like quality.

The principal suite is particularly considered, with a sculptural upholstered bed set against a panelled backdrop. A partially open dressing area introduces a boutique sensibility, with open wardrobes and curated storage. The adjoining en suite bathroom continues the home's refined aesthetic, combining marble-effect surfaces with black-framed glazing and fittings.

Bathrooms throughout are distinctive yet harmonious—one pairing pale pink vertical tiles with stone surfaces and soft cabinetry, creating a quietly expressive composition.

The Outside

The rear garden is designed as an extension of the interior, with a paved terrace directly accessed from the kitchen through wide sliding doors. Beyond, a neat lawn is bordered by structured planting, leading to a timber-clad outbuilding at the far end - ideal as a studio, workspace or garden room.

The overall effect is one of privacy and enclosure, with carefully composed sightlines and a seamless transition between inside and out.

The Area

Holland-on-Sea is known for its quieter character along the Essex coastline, offering a more relaxed alternative to neighbouring seaside towns. Wide, sandy beaches and open greenspaces are within easy reach, providing a strong connection to the coast and outdoor living.

Clacton-on-Sea town centre is a short drive away, offering everyday amenities, while local cafés, independent shops and coastal walks lend the area a gentle, village-like appeal. Rail services from nearby stations provide connections to London Liverpool Street, making the location viable for both permanent living and weekend retreat.

Further Information

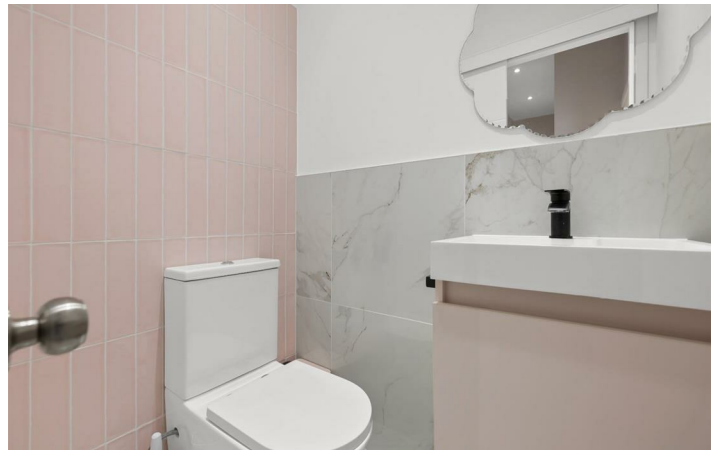
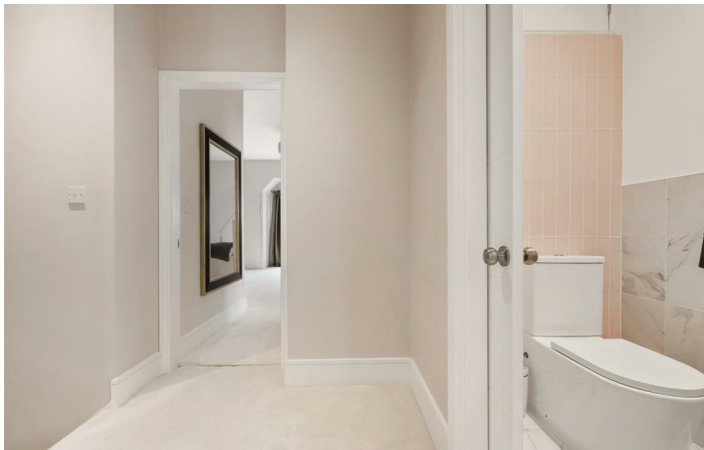
Tenure - Freehold

Council Tax - Tendring Band E

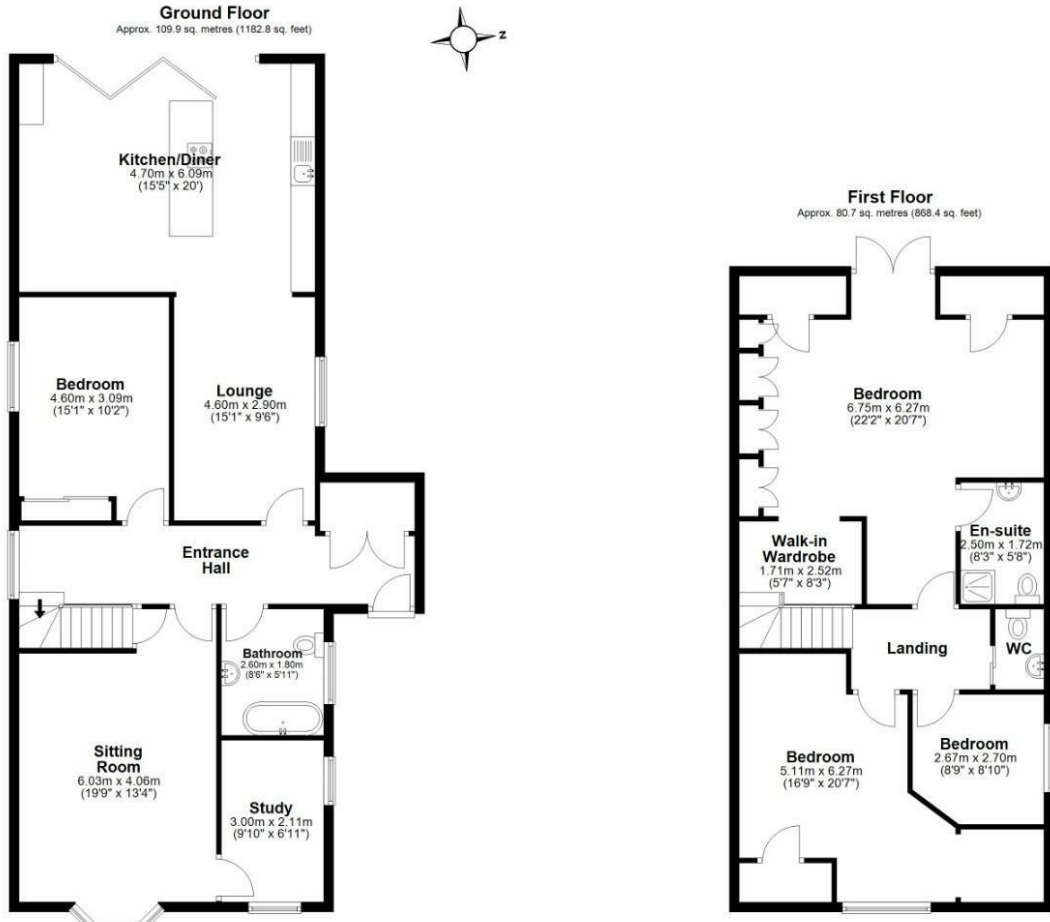
Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - needs to secure an onward purchase



Floor Plan



Total area: approx. 190.6 sq. metres (2051.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Ingarfield Road, Holland On Sea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

