



- High Quality Finish
- Beautifully Presented
- Waterside Position
- Walk to Mainline Train Station
- Historic House
- Four Bedrooms
- En-Suite to Master
- Chain Free Sale

Old Customs House, The Folly, Wivenhoe, Colchester, Essex. CO7 9DB.

A stunning period home sitting in an enviable position on the wet dock down at cooks shipyard. Old Customs house was the historic home of James Husk, Shipbuilder. He and his successors occupied a downstream shipyard site next to the house from the late 1840s, building smacks and yachts, until 1937. The house is all that is left of the downstream shipyard site and a well known landmark. Having undergone a beautiful renovation and now offering four bedrooms, en-suite to master, family bathroom, spacious kitchen/diner, ground floor cloakroom, spacious living room with log burning stove, gorgeous courtyard style garden with gates to off road parking. The house offers wet dock and river views and internal viewing is essential, offered with no onward chain.



Property Details.

Ground Floor

Entrance Hall

Rush mat, radiator, seagrass flooring, part panelled walls, stairs to first floor with two storage cupboards under, glazed door to rear lobby and doors to.

Living Room



22' 5" x 12' 10" (6.83m x 3.91m) Sash window to front with fitted shutters, strip wood floor, fireplace with fitted log burning stove and stone hearth, French doors to rear garden, radiator, TV point door to rear lobby.

Kitchen/Diner



22' 5" x 11' 8" (6.83m x 3.56m) French doors to rear garden, sash window to front with shutters, seagrass carpet, radiator, a range of bespoke cupboards with worktops over, inset twin sinks, fitted hob, extractor, fitted oven, fitted AGA, tiled splashbacks, fitted dresser, integrated dishwasher and washing machine.

Rear Lobby

Glazed door to rear garden, part panelled walls, seagrass carpet, radiator, cloaks storage and doors to.

Cloakroom

High level WC, wash hand basin, heated towel rail, tiled splashbacks.

First Floor

Landing/Study Space

Sash window to front with ample space for seating or study area, radiator, doors to.

Bedroom One



12' 5" x 11' 9" (3.78m x 3.58m) Sash window to rear with shutters, seagrass carpet, radiator, door to en-suite.

En-Suite



Shower cubicle, pedestal wash hand basin, close couple WC, tiled splashbacks

Property Details.

Bedroom Two



13' 0" x 10' 1" (3.96m x 3.07m) Sash window to front with fitted shutters, radiator.

Bedroom Three



10' 2" x 9' 5" (3.10m x 2.87m) Sash window to rear with fitted shutters, radiator, fitted wardrobe.

Bedroom Four

11' 8" x 7' 0" (3.56m x 2.13m) Sash window to front with fitted shutters, fitted wardrobe, radiator.

Family Bathroom



Sash window to rear, freestanding clawfoot bath, separate shower, pedestal wash hand basin, close coupled WC, heated towel rail panelled walls.

Outside

Garden



A beautiful enclosed private rear garden with brick walling, patio area, gated side access.

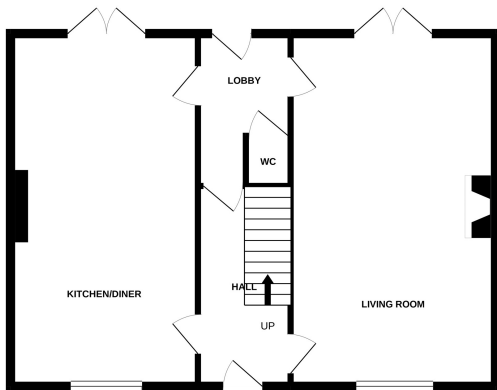
Parking

Secure twin gates offer vehicle access off The Folly with parking space adjoining the rear garden. There is also further parking available near by and pay and display car parks.

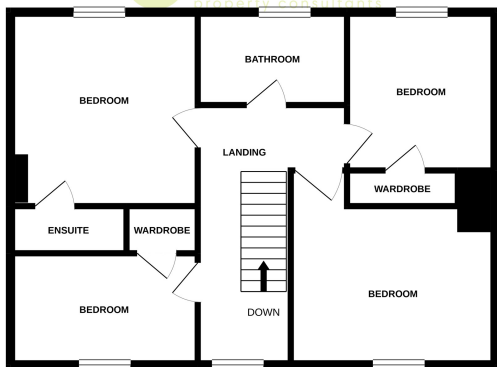
Property Details.

Floorplans

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



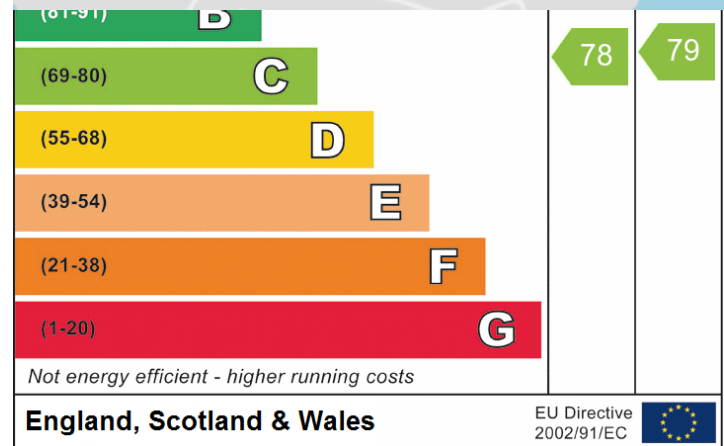
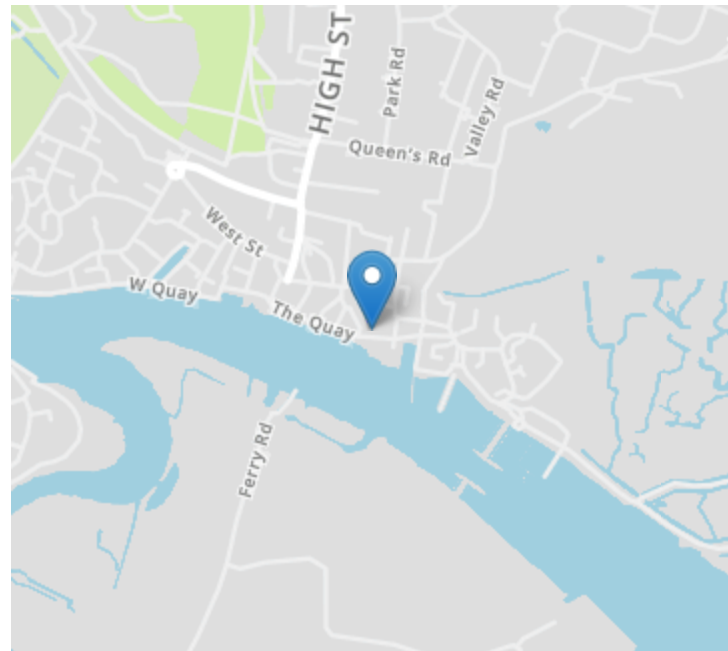
1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.

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.
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Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.