



- Detached Period Home
- Stunning River Views
- Plot Just Under One Acre Including Paddock
- Double Garage/Workshop
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Gas Central Heating & Double Glazing
- Built in 1850 Former Bakery
- Sash Windows & Log Burner
- Annexe Building

**54 Mill House, Hurst Green,  
Brightlingsea, Colchester, Essex. CO7  
0EH**

This impressive Victorian home built in the 1850's offers stunning views of the river and Blackwater estuary. Being an extremely rare addition to the market situated on the popular area of Hurst Green in the Waterside town of Brightlingsea. The property offers excellent potential with a wealth of history, the rear part of the property being formally the town bakery which was attached to a post mill situated in the garden.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, under stairs storage cupboard, doors leading to:

### Study

12' 2" x 12' 0" (3.71m x 3.66m) 12' 2" x 12' 0" (3.71m x 3.66m) Double glazed sash window to front, wall lights, slate tiled floor with heating under, fireplace, two alcove units.

### Living Room



13' 0" x 12' 0" (3.96m x 3.66m) Double glazed sash window to front, slate tiled floor with heating under, wall lights, log burner with slate hearth.

### Morning Room

12' 11" x 9' 4" (3.94m x 2.84m) Double glazed window to rear, radiator, quarry tiled floor, cupboard housing wall mounted boiler, fuse board.

### Ground Floor Cloakroom

Double glazed window to rear, tiled floor, wall mounted sink, low level WC.

### Utility Room

11' 9" x 6' 4" (3.58m x 1.93m) Double glazed window to rear, door to garden. This room will be completed prior to completion.

## Kitchen / Diner



23' 09" x 12' 5" (7.24m x 3.78m) Windows to side, double glazed French doors opening onto patio, side door access via the driveway, two cast iron radiators, part vaulted ceiling, bespoke fitted farm house style kitchen with base units and drawers worktops over, inset ceramic sink, integrated dishwasher, rangemaster cooker, tiled splash backs and ample dining space.

## First Floor

### Landing

Double glazed sash window to front, radiator, loft access and doors leading to:

### Bedroom One



13' 06" x 12' 01" (4.11m x 3.68m) Double glazed window to rear with river views, radiator, fitted wardrobes, wall lights and door leading to:

# Property Details.

## En Suite



Double glazed window to rear, heated towel rail, inset spot lights, panelled bath, tiled splash back, vanity basin, low level WC.

## Bedroom Two



13' 2" x 12' 0" (4.01m x 3.66m) Double glazed sash window to front, radiator, inset spot lights, original wooden floor, fitted wardrobes, unit and shelving.

## Bedroom Three



12' 01" x 12' 0" (3.68m x 3.66m) Double glazed sash window to front, radiator, fitted wardrobe, cupboards and shelving, inset spot lights.

## Family Bathroom



Double glazed window to rear, wall lights, wooden floor, ceiling extractor fan, low level WC, panelled bath, tiled splash back, heated towel, radiator, shower enclosure, airing cupboard with pressurised water cylinder.

## Outside

### Annexe Building

38' 02" x 14' 0" (11.63m x 4.27m) Offering fantastic potential for further accommodation. Currently used as an annexe with power, light, windows to front and side with wooden entrance door.

### Parking & Double Garage

29' 09" x 14' 10" (9.07m x 4.52m) Double garage with electric garage doors, integral door leading to the Annexe, gravel driveway to the side and rear of the property.

### Rear Garden & Paddock



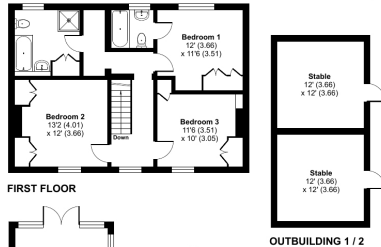
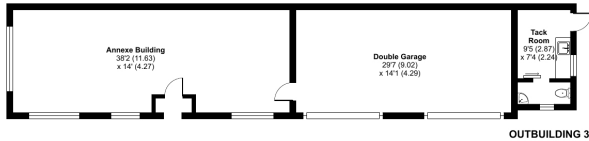
This impressive south facing plot with paddock and two stables, garden laid to lawn, established shrub and perennial borders, sunken seating area with raised beds offers incredible views of Brightlingsea creek, the Blackwater estuary and beyond to Mersea Island.

# Property Details.

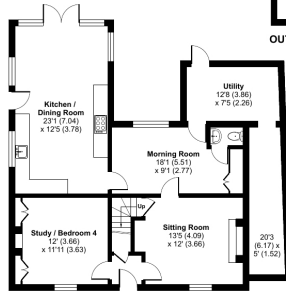
## Floorplans

### Mill House, 54 Hurst Green, Brightlingsea, Colchester, CO7

Approximate Area = 1763 sq ft / 163.7 sq m  
Annexe Building = 541 sq ft / 50.2 sq m  
Garage = 420 sq ft / 39 sq m  
Outbuildings = 383 sq ft / 35.5 sq m  
Total = 3107 sq ft / 288.4 sq m



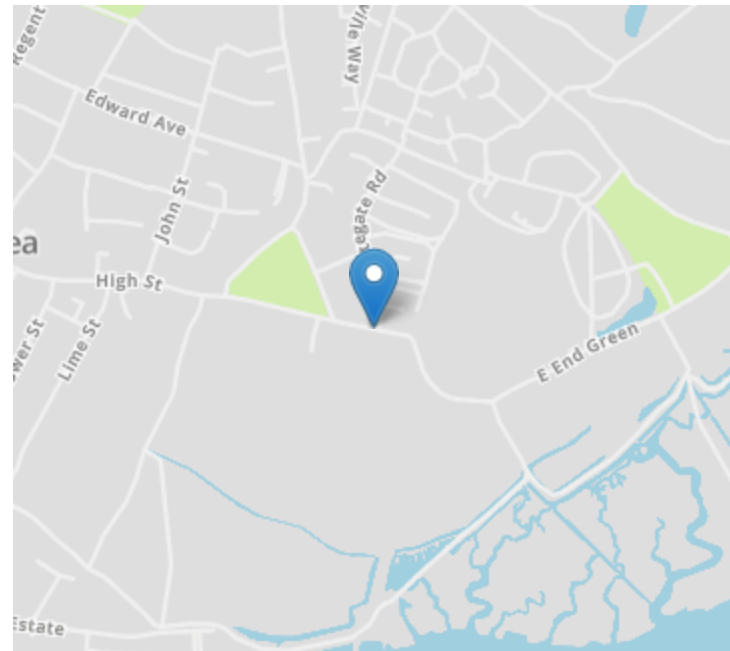
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024. Produced for Michaels Property Consultants. REF: 1222210

## Location



## Energy Ratings

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.