



- Stunning Family Home
- Bespoke Fitted Kitchen
- Incredible Entertaining Space
- Beautifully Altered And Improved
- High Quality Finish
- Tucked Away Position
- Gardens and Parking

## 5 Folkards Lane, Brightlingsea, Colchester, Essex. CO7 0SP.

An incredible and spacious cottage style home approaching 1800sqft with parts dating back to the mid 19th Century tucked away down a small lane in the popular waterfront town of Brightlingsea. Having undergone comprehensive and exceptional refurbishment and improvement program to include a bespoke Clive Christian kitchen that forms a central focus point of the wonderful open plan entertaining space. With a further generous garden room and formal lounge, three first floor bedrooms, family bathroom, additional ground floor shower room, off road parking, social garden this home is a delight to view and offers accommodation to suit all. No Chain.





# Property Details.

## Ground Floor

### Entrance

Can be made via side gate directly into the entertaining space or via a cottage door to.

### Living Room incorporating Study Area



22' 10" x 11' 4" (6.96m x 3.45m) With two windows to front including shutters, exposed redbrick fireplace with inset log burning stove, radiator, exposed studwork, wall lights, TV point, A bespoke fitted study area with ample storage and door to kitchen.

### Kitchen/Living/Family Space



32' 6" x 19' 7" (9.91m x 5.97m) An incredible space with Oak flooring throughout, part vaulted ceiling, windows to rear and side, Velux windows to rear and side, door to orangery, under stairs storage cupboard, door to garden, door to lobby, radiators. The main focal point of the room is the kitchen, designed and created by Clive Christian Furniture and offering the pinnacle of bespoke British craftsmanship and luxury. Solid oak construction with maple inlays and marble worktops, LaCanche Cluny range cooker, Villeroy and Boch butler sink with waste disposal, Franke tap, spaces for fridge and freezer, integrated dishwasher, display cabinets and ample storage. The remainder of the room offers ample space for a sitting area with a further focal point of the Norwegian Jotul log burning stove.

## Orangery



19' 0" x 14' 9" (5.79m x 4.50m) With Limestone flooring and heating under, Bi-Fold doors to both sides.

## Lobby

Limestone flooring, radiator, cloaks storage, storage cupboard and door to.

## Shower Room



9' 10" x 7' 10" (3.00m x 2.39m) With windows to side and front with shutter blinds, part vaulted ceiling, walk in shower, pedestal wash hand basin, close coupled WC, heated towel rail.

## First Floor

### Landing

With doors to.

# Property Details.

## Bedroom One



11' 6" x 10' 5" (3.51m x 3.17m) Window to front with shutter blind, Velux window to rear, radiator, fitted wardrobe.

## Bedroom Two



9' 7" x 9' 1" (2.92m x 2.77m) Window to rear with shutter blind, radiator.

## Bedroom Three



9' 3" x 9' 0" (2.82m x 2.74m) Window to front with shutter blind, radiator and fitted wardrobes.

## Bathroom



9' 2" x 6' 4" (2.79m x 1.93m) Window to rear with shutter blind, panel bath, pedestal wash hand basin, enclosed cistern WC, heated towel rail, fitted airing cupboard, radiator, tiled splashbacks.

## Outside

### Gardens



A beautiful mediterranean themed garden all enclosed by panel fencing with limestone paving and shingle areas, various trees, shrubs and plants and fitted Gazebo for Al-Fresco dining. Also found in the garden is a generous brick built studio with power and water connected offering further potential to become accommodation or office space.

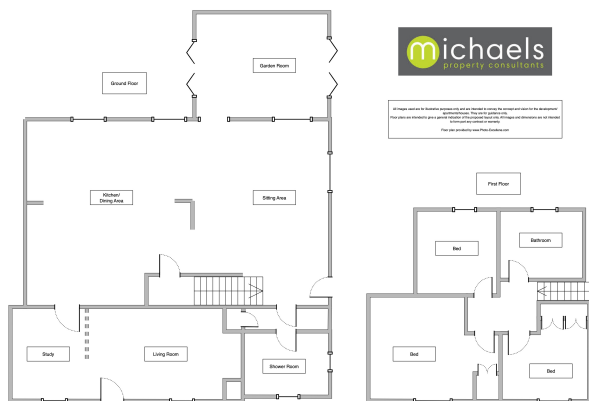
### Parking

To the front of the property there is a shingle driveway and hardstanding area offering off road parking with gated access to the garden.

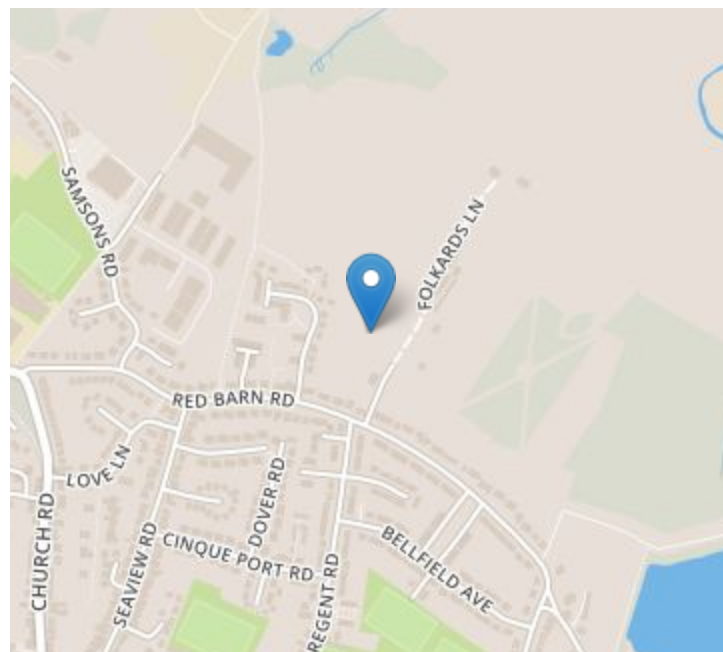


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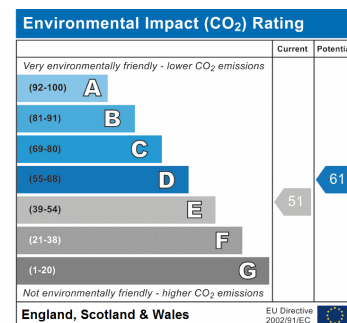
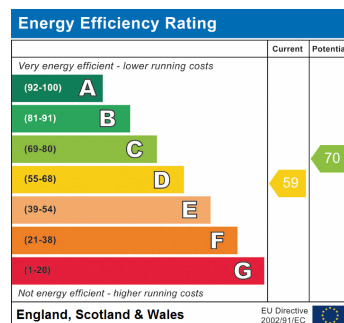
## Floorplans



## 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.