



- Detached Home
- Generous Plot over 0.4 Acre
- Outbuildings
- Off Road Parking
- Village location
- Generous Accommodation

## Welsummer House, Brightlingsea Road, Thorrington, Colchester, Essex. CO7 8JJ.

Sitting in a generous plot of over 0.4 of an Acre with beautiful views to rear and established outbuildings is this bay fronted detached family home. Offering versatile accommodation over three floors to include generous bedrooms, third floor study/bedroom, family bathroom, 20' lounge, separate dining room, spacious entrance hall, cloakroom, utility room, kitchen, family room, ample off road parking, two garages, 24' workshop, greenhouse, generous gardens backing on to farmland. Please call for further details.



# Property Details.

## Ground Floor

### Entrance Hall

14' 6" x 10' 0" (4.42m x 3.05m) Parquet flooring, radiator, porthole window to side, stairs to first floor and doors to.

### Cloakroom

Window to side, low level WC, radiator.

### Living Room



20' 9" x 13' 0" (6.32m x 3.96m) Plus bay window to front, window to side, two radiators, dado rail, fireplace with log burner.

### Dining Room



17' 6" x 10' 2" (5.33m x 3.10m) Wood flooring, radiator, open to kitchen and offering doors to.

## Family Room



16' 5" x 12' 3" (5.00m x 3.73m) Two windows to side, french doors to rear, radiator.

### Utility Room

9' 8" x 4' 2" (2.95m x 1.27m) Window to side, space and plumbing for appliances.

### Kitchen



10' 6" x 9' 1" (3.20m x 2.77m) Windows to side and rear, wood flooring, door to garden, fitted units and drawers with worktops over, inset sink and drainer, hob, oven, eye level units, tiled splashbacks.

## First Floor

### Landing

14' 6" x 7' 2" (4.42m x 2.18m) Window to front, radiator, dado rail, stairs to second floor, storage cupboard and doors to.

# Property Details.

## Bedroom One



13' 1" x 11' 4" (3.99m x 3.45m) Bay window to front, radiator.

## Bedroom Two

13' 0" x 12' 6" (3.96m x 3.81m) Window to rear, radiator.

## Bedroom Three

Window to side, radiator.

## Bathroom

Obscure windows to rear, claw foot bath with shower over, low level WC, pedestal wash hand basin, radiator, tiled splash backs.

## Second Floor

### Bedroom/Study



11' 0" x 11' 2" (3.35m x 3.40m) An irregular shaped room, window with fantastic views over the gardens, radiator, wood effect flooring, access to loft space and storage area.

## Outside

### Rear Garden



Mainly laid to lawn and enclosed by fencing and hedging with various trees, shrubs and plants, patio area with pergola, further area behind outbuildings, farmland to rear.

### Outbuildings



All with power and light connected, two garages of 16'2 x 11' and 13'3, large workshop of 24'6 x 16'8 with attached greenhouse.

### Front and parking

Shielded from the road by hedging is a driveway providing off road parking and five bar gate with further driveway down to garages and workshop.

# Property Details.

## Floorplans

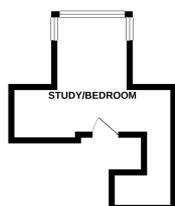
GROUND FLOOR  
1787 sq.ft. (165.0 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



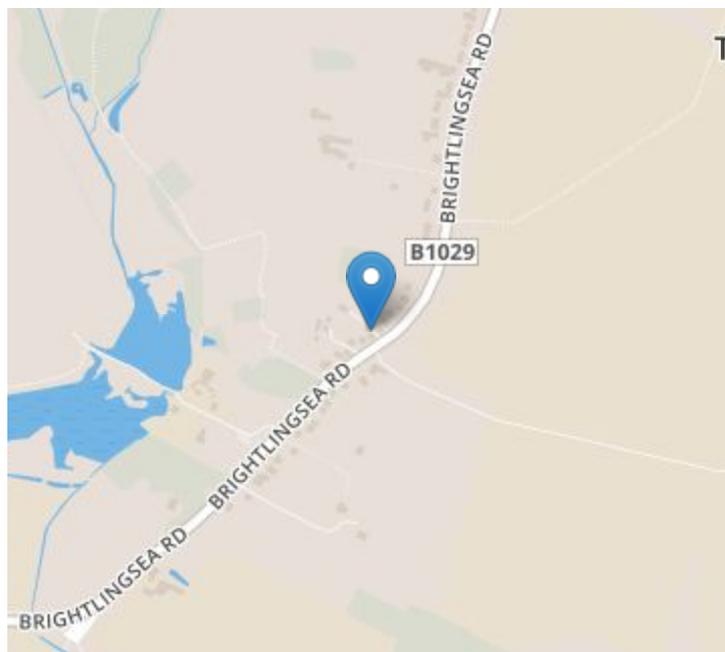
2ND FLOOR  
159 sq.ft. (14.7 sq.m.) approx.



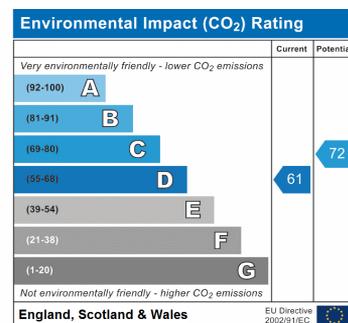
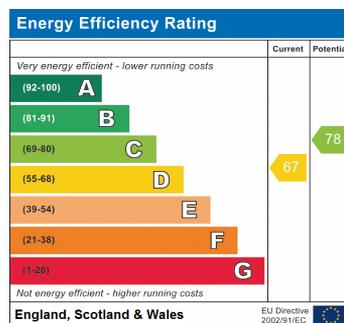
TOTAL FLOOR AREA : 2685 sq.ft. (249.5 sq.m.) approx.

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



## 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.