



- Deceptively Spacious And Captivating Grade II Cottage
- Living Room With Feature Inglenook Fireplace
- Two Bedrooms (Both With Vaulted Ceilings)
- First Floor Bathroom
- Sizeable Rear Garden With Large Garden Shed
- An Abundance Of Period Charm & Original Features Throughout
- Secondary Glazing Throughout

## 26 Colneford Hill, White Colne, Colchester, Essex. CO6 2PJ.

**\*\*GUIDE PRICE £240,000 - £260,000\*\*** Nestled within the picturesque village of White Colne in Colchester, stands an iconic Grade II listed timber-framed cottage that exudes timeless charm and character. This enchanting abode is a true embodiment of historical elegance, showcasing a harmonious blend of exposed woodwork and timbers that whisper stories of the past.. With its distinctive architectural features and inviting presence, this cottage stands as a testament to the rich heritage of the area - believed to be dated back to the 14th Century.



# Property Details.

## Room Measurements

### Living Room



14' 0" x 13' 6" (4.27m x 4.11m)

### Kitchen



10' 5" x 6' 2" (3.18m x 1.88m)

# Property Details.

## Bedroom One



## Bathroom



7' 0" x 4' 4" max (2.13m x 1.32m)



15' 0" x 11' 3" (4.57m x 3.43m)

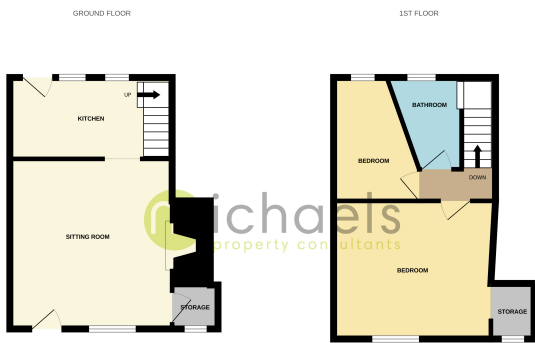
## Bedroom Two



10' 6" x 7' 2" narrowing to 4' 0" (3.2m x 2.18m)

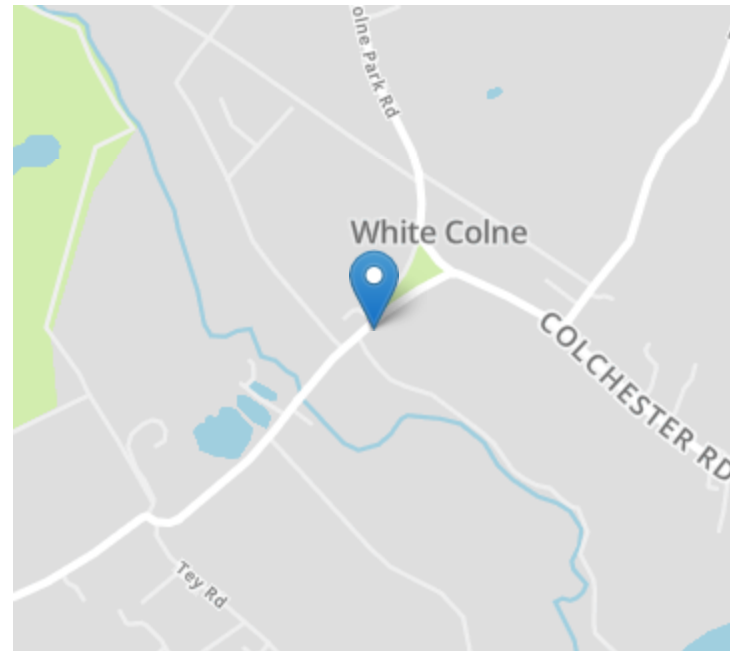
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor areas, rooms and spaces are for approximate guide only and should not be relied upon for the purposes of purchase. The floorplans are for information only and should be used in conjunction with the property particulars. The floorplans are for information only and should not be used for any other purpose. © 2022 Michaels Property Consultants

## 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.