



- Grade II Listed Cottage
- Three Bedrooms
- Character Features
- Ground Cloakroom & First Floor Bathroom
- Inglenook Fireplace
- South Facing Mature Garden
- Two Reception Rooms
- Gas Central Heating

## 86 High Street, Brightlingsea, Colchester, Essex. CO7 0EG.

Step back in time as you enter this charming three bedroom Grade II period cottage offering a wealth of character throughout. This property offers original features including beams to the structure, sash windows and inglenook fireplace. The property is believed to date back to the 16th century. The property includes three double bedrooms, family bathroom plus a generous landing space currently being used as an office area by the vendor, the ground floor offers a beautiful living room with original beams and fireplace with double aspect views onto the front and rear garden. Kitchen, dining room and cloakroom. The secluded rear south facing garden with side access and patio area completes the property well. Early viewings highly recommended.



# Property Details.

## Ground Floor

### Entrance Hall

4' 05" x 3' 01" (1.35m x 0.94m) Wooden front door opening onto the dining hall.

### Dining Hall



12' 0" x 8' 9" (3.66m x 2.67m) Single glazed sash window to front, radiator, two wall lights, tiled flooring, brick exposed wall, oak stairs to first floor.

### Living Room



22' 9" x 13' 0" (6.93m x 3.96m) Single glazed sash window to front, two radiators, 4 wall lights, French doors to the rear opening onto the garden, open plan with original beams separating the living space, feature beams added to the ceiling, inglenook fire place with tiled hearth and exposed brick.

## Kitchen



10' 0" x 8' 6" (3.05m x 2.59m) Single glazed window to rear, back door opening onto the rear patio, feature beams, views onto the rear garden, cupboard housing boiler, and tumble dryer, tiled floor. fitted kitchen including a range of wall base units, roll top work surfaces, over head cooker hood, space for washing machine, fridge and freezer, cooker.

### Cloakroom

6' 02" x 2' 09" (1.88m x 0.84m) Single glazed obscured window to side, wall light, tiled floor and part tiled walls, low level WC, wall mounted basin.

## First Floor

### Landing

10' 09" x 8' 6" (3.28m x 2.59m) Loft access ( the loft is boarded, insulated and power conected), airing cupboard housing water tank, landing space currently being used as a home office, ceiling mounted smoke alarm, doors leading to:

### Bedroom One



12' 9" x 11' 4" (3.89m x 3.45m) Single glazed sash window to front, radiator, space for king size bed, built in fitted wardrobes.

# Property Details.

## Bedroom Two



11' 9" x 10' 6" (3.58m x 3.20m) Single glazed window to rear, radiator, built in fitted wardrobes, access to loft via 2nd loft hatch.

## Bedroom Three



11' 3" x 8' 8" (3.43m x 2.64m) Single glazed sash window to front, radiator, wall light, fitted wardrobe, space for double bed.

## Family Bathroom



8' 11" x 7' 10" (2.72m x 2.39m) Single glazed obscured window to rear, inset spot lights, towel rail, tiled walls and floor, free standing bath, separate shower cubicle, wash hand basin, low level WC, wall mounted mirror.

## Outside

### Frontage

A charming front garden with a tiled courtyard area and concrete step down to the front door, low level brick wall separating the property from the pathway and secure wooden gate and mature bushes and trees.

### Rear Garden



A beautiful south facing secluded rear garden, accessed via the side access. Courtyard area with remainder laid to lawn including well established mature shrubs, trees and bushes. retained by privacy fencing. Approximately 105 ft in length.

