



## The Dog & Pheasant Cottage, East Road, East Mersea, Colchester, Essex. CO5 8TP

Established in a delightful position in East Mersea, with breathtaking Estuary views and of the most beautiful open countryside, is 'The Dog & Pheasant Cottage' - A truly rare opportunity to acquire this rare cottage, adjoining the Dog & Pheasant public house. This beautifully appointed property built in 1750, offering a wealth of natural character and physical charm, featuring an array of exposed beams and brickwork spread over two floors, ideal for the perfect investment opportunity or family home. Through the main entrance door you are welcomed into an impressive reception room, which features an open brick fireplace, kitchen area and dining space. Completing the ground floor is a sizeable bedroom with an En suite shower room. To the first floor offers a large master bedroom with exposed timber beams and a built in wardrobe, completing this floor is a large family bathroom.

- Grade II Listed Cottage Linked To The Dog & Pheasant Public House
- Large Reception Area
- Off Road Parking For Two Vehicles
- No Onward Chain
- En-Suite Shower Room & Family Bathroom
- Oil Fired Central Heating
- Two Bedroom Thatched Cottage
- Open Plan Living Room/Kitchen/Dining Area
- 1750's Residence, Positioned In The Picturesque Countryside Of East Mersea
- Courtyard Style Garden





# Property Details.

## Ground Floor

### Living Room/Kitchen/Dining Area



24' 10" x 12' 4" (7.57m x 3.76m) Main entrance door leading into living area, comprising of a kitchen with base eye level units, work surfaces, tiled flooring, exposed brick fire place with raised hearth, multi fuel log burner, windows to front aspect, three radiators, door to bedroom:

### Ground Floor Bedroom



9' 7" x 8' 4" (2.92m x 2.54m) Window to side and rear aspect, loft hatch, door to en suite:

### En-Suite



5' 8" x 4' 3" (1.73m x 1.30m) White suite comprising wall mounted wash basin with tiled splash back, close coupled W.C, enclosed tiled shower cubicle with Triton shower unit, radiator, extractor fan, window, tiled floor.

# Property Details.

## First Floor

### Master Bedroom



16' 5" x 12' 8" (5.00m x 3.86m) Window to front aspect, radiator, sloping ceilings with feature timbers, built in wardrobe/storage cupboard.

### Bathroom



12' 4" x 8' 1" (3.76m x 2.46m) White suite comprising panel bath with mixer tap/shower, pedestal wash basin, close coupled W.C, heated towel rail, tiled splash backs, part sloping ceiling, window to front aspect, shelved storage cupboard

## Outside



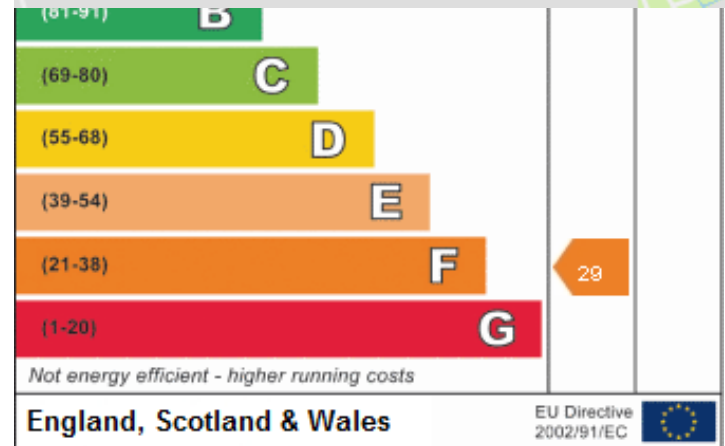
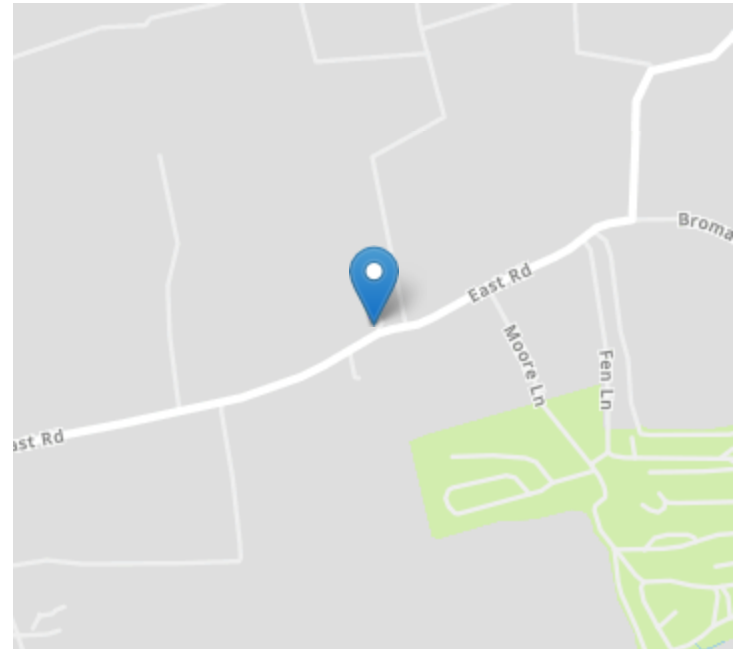
To the front of the property offers secure frontage, enclosed by a gated picket fence, mature shrubs and trees with a shingled driveway to the front, providing off road parking for two vehicles. To the rear of the cottage comprises of a courtyard style rear garden which is fully paved, enclosed by panel fencing.

# Property Details.

## Floorplans



## Location



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.