



LAMB & CO

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WEST STOCKWELL STREET, COLCHESTER, CO1 1HN

GUIDE PRICE £800,000

****Guide Price £800,000-£825,000**** 'The Stockwell' is a former public house having been restored to an exceptional standard creating a truly unique home which offers the perfect fusion of character features and modern comforts. The property is located in Colchester's sought after Dutch Quarter which is surprisingly peaceful whilst being just a few minutes walk from both the City Centre and Castle Park. It is believed that this grade II listed property dates back to the 14th century and was once home to famous author Daniel Defoe.

- Stunning Grade II Listed Restoration
- Situated in Colchester's Dutch Quarter
- Circa 3,600 Sq Ft
- Abundance of Character Features
- Handmade Oak Kitchen with NEFF Appliances
- EPC C
- Driveway with Electric Gates
- Master Suite with Vaulted Ceiling, En-Suite & Dressing Room
- Complete Onward Chain

DESCRIPTION

In recent history the property was known as 'The Stockwell Arms', and has undergone a complete refurbishment to create a stunning home at the hands of the current owner. The property exudes character and charm with many original features including exposed beams and a rare barrel back fireplace. Upon entering the original front door you are greeted by a double height reception space with vaulted, beamed ceiling and feature wall exposing some of the original wattle and daub, there is also a bar with stone top, log burner and access to the cellar. Opening to snug with brick fireplace housing a second log burner and dual aspect windows. The dining room completes the ground floor of the older part of the property with the barrel back fireplace. The newer part showcases a huge open plan kitchen/dining/living space with a modern feel and includes; vaulted ceiling with feature lighting, bifolding doors, media wall and a second bar area. The bespoke, oak kitchen was crafted by The Handmade Kitchen Co and is finished with Quartz worktops, NEFF appliances and Fisher & Paykel fridge freezer. The island features a Kaelo countertop wine cooler and pop up plug socket. A cloakroom, office and utility room finished to match the kitchen completes the ground floor.

There are two staircases to the first floor, one leads to the guest suite complete with en-suite shower room and the second leads to the master suite. The master suite with it's beautiful vaulted ceiling exposing original king post trusses leads to a galleried dressing room finished with built-in storage also made by The Handmade Kitchen Co. and a stunning en-suite with his & hers walk-in shower.

Loaded with technology, the property features smart home heating, lighting control and motorised privacy and blackout blinds throughout.

Externally there is off-road parking for two vehicles which is rare for the location, hidden behind an

electric, wooden gate with intercom entry system and CCTV. The tiered rear garden offers a private sanctuary with plenty of room for entertaining and designed for minimal maintenance. It includes an outdoor kitchen area, raised patio and artificial turf. To the side of the property is a covered log store and cupboard housing gas boiler.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

RECEPTION HALL

19'8 x 12'5 (5.99m x 3.78m)

BAR

13'6 x 14'1 (4.11m x 4.29m)

SNUG

13'5 x 8'9 (4.09m x 2.67m)

DINING ROOM

14'4 x 12'3 (4.37m x 3.73m)

CLOAKROOM

OFFICE/BEDROOM FOUR

10'4 x 9'2 (3.15m x 2.79m)

UTILITY ROOM

9'2 x 6'7 (2.79m x 2.01m)

OPEN PLAN

LIVING/KITCHEN/DINING

RECEPTION AREA

18'3 x 16'7 (5.56m x 5.05m)

KITCHEN AREA

14'3 x 12'9 (4.34m x 3.89m)

LIVING/BAR AREA

25'6 x 24'7 (7.77m x 7.49m)

STORAGE

STAIRWELL

9'5 x 9' (2.87m x 2.74m)

FIRST FLOOR

MASTER SUITE

17'4 x 13'9 (5.28m x 4.19m)

DRESSING ROOM

12'5 x 11'8 (3.78m x 3.56m)

EN-SUITE

GUEST SUITE

15'4 x 11'10 (4.67m x 3.61m)

BEDROOM

13'5 x 10' (4.09m x 3.05m)

EN-SUITE

OUTSIDE

FRONT

DRIVEWAY

REAR GARDEN

40' x 40' (12.19m x 12.19m)

PLANNING

There is planning approved for solar panels and battery system. There is also provision for an EV charger to the driveway.

Additional Information

Council Tax Band: G

Heating: Gas central heating

Seller's Position: Buying onwards

Garden Facing: East

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

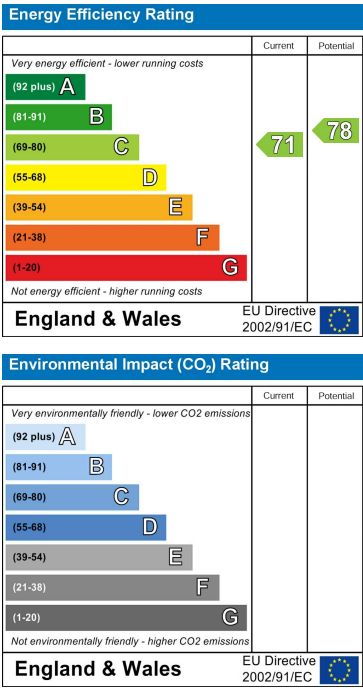
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

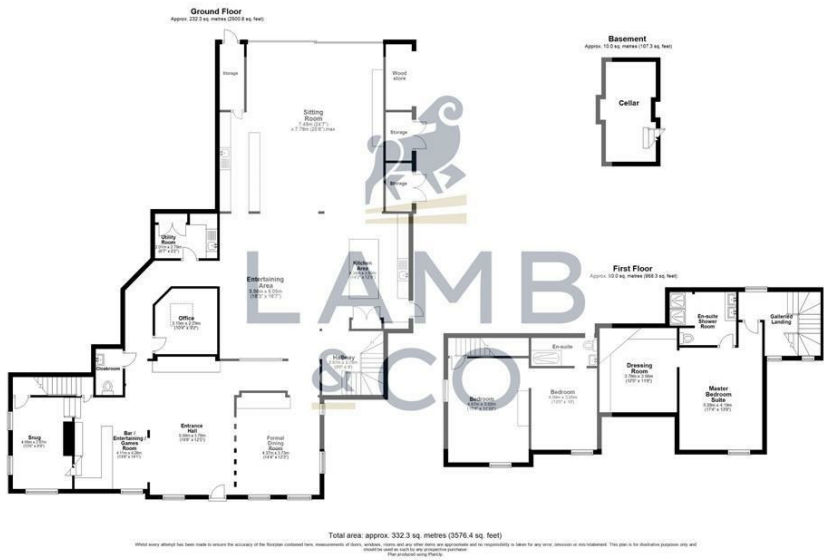
Map



EPC Graphs



Floorplan



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