



ROWSSES FARM, MALDON ROAD,

GREAT WIGBOROUGH, COLCHESTER, ESSEX CO5 7SB

NP NICHOLAS
PERCIVAL

Believed to date from the late 16th Century, Rowses Farm is a Grade II listed farmhouse which displays a wealth of period charm and character throughout and enjoys a plot approaching 12 acres and is accompanied by a range of useful outbuildings including an annexe. The four bedroom farmhouse is comprised of a kitchen / dining / family room, sitting room, garden room, laundry room, ground floor shower room, two bathrooms and cloakroom.

Grade II Listed | Tenure Freehold | Oil-Fired Central Heating | Circa 12 Acres

Underfloor Heating to Ground Floor (excluding garden room)

Private Drainage System | Council Tax Band F | Range of Useful Outbuildings

Restrictive Covenants Apply.

The Farmhouse

Believed to date back to the late 16th century, Rowses Farm is a Grade II listed family home that displays a wealth of character and period charm throughout, including exposed timbers, beams and brickwork.

The house itself is set well back from the road at the end of a gravelled driveway and enjoys a generous plot approaching 12 acres and is accompanied by a range of useful outbuildings including annexe. A porch (with Oak panelled door) welcomes you to the home and provides a useful space for the storage of coats and shoes.

The sitting room with natural stone flooring, inglenook fireplace with cosy log burner, provides access via double doors to the garden

room. Adjacent to the sitting room is the kitchen / dining / family room that provides a lovely space for entertaining family and friends. This room also features an impressive fireplace with log burner, range style cooker, as well as providing space and plumbing for a free-standing dishwasher. Ample storage is provided by a good array of cupboards and drawers set within an attractive worktop. To the rear of the property there is a laundry room, shower room and cloakroom. Underfloor heating (excluding the garden room) spans the ground floor. Ascending the Oak staircase to the first floor there are four bedrooms, the main bedroom is a spacious dual aspect double, the second bedroom benefits from eaves storage, the third

bedroom is a single and the fourth bedroom is presently used as a study, providing a useful space for those that work from home. There are two bathrooms on the first floor, the larger of which comprises a free-standing roll top bath with mixer tap, handbasin set within a vanity unit and toilet. The second bathroom also features a free-standing bath, with shower mixer hose, pedestal handbasin, heated towel rail and toilet.

Outbuildings

There are a range of useful outbuildings (approaching 5,700 square feet of space) that accompany the farmhouse. These include a tractor barn with 3 sets of double doors, a two-bay garage with workshop a storage barn and

extensive kennelling. Adjacent to the garage there is a one-bedroom annexe comprised of bedroom / living area, and bathroom with bath, shower screen and mixer hose, toilet and handbasin.

Outside

The property enjoys a plot that is in excess of 11.5 acres with views of the Blackwater Estuary, featuring two large ponds providing a wonderful habitat for wildlife, woodland and pasture. The garden to the farmhouse enjoys a southerly aspect.

Situation

Rowses Farm overlooks Abbotts Hall the head office of Essex Wildlife Trust. It links together





over 3,000 acres of wildlife rich land along a 25km stretch of Essex Coast. The nature reserve is situated on the Blackwater Estuary, an internationally important area for wildlife. The 700-acre site demonstrates how sustainable coastal defences can lead to the creation of coastal marshes that are vital for the future of both wildlife and people. Previously a working farm, the site is now in the process of being 're-wilded' to create bountiful new habitat for a wide variety of wildlife. Great Wigborough is a small village to the south of Colchester, close to Mersea Island which is an affluent thriving coastal settlement at the mouth of the Blackwater Estuary. The island has a well-regarded primary school, as

well as excellent public transport links to the City of Colchester, with its outstanding choice of both highly sought after grammar and private secondary schooling options, there is also the well-regarded Little Doves Day Nursery in the adjacent village of Peldon. Mersea Island is renowned for its wide variety of seafood establishments, as well as the broad range of sailing facilities including the yacht club. The picturesque beaches at both West and East Mersea, as well as the idyllic sea wall that surrounds the majority of the island offer a beautiful vista of the Blackwater Estuary. A full range of shops and amenities can be found in the village centre at West Mersea, including both Co-Op and Tesco

supermarkets, doctors' surgery, dentists, several pharmacies and of course a wide choice of public houses, independent coffee shops, tea rooms and restaurants. The historic city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

Agents Notes

Grade II Listed.

Oil-Fired Central Heating System.

Private Drainage System.

Restrictive Covenants Apply.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



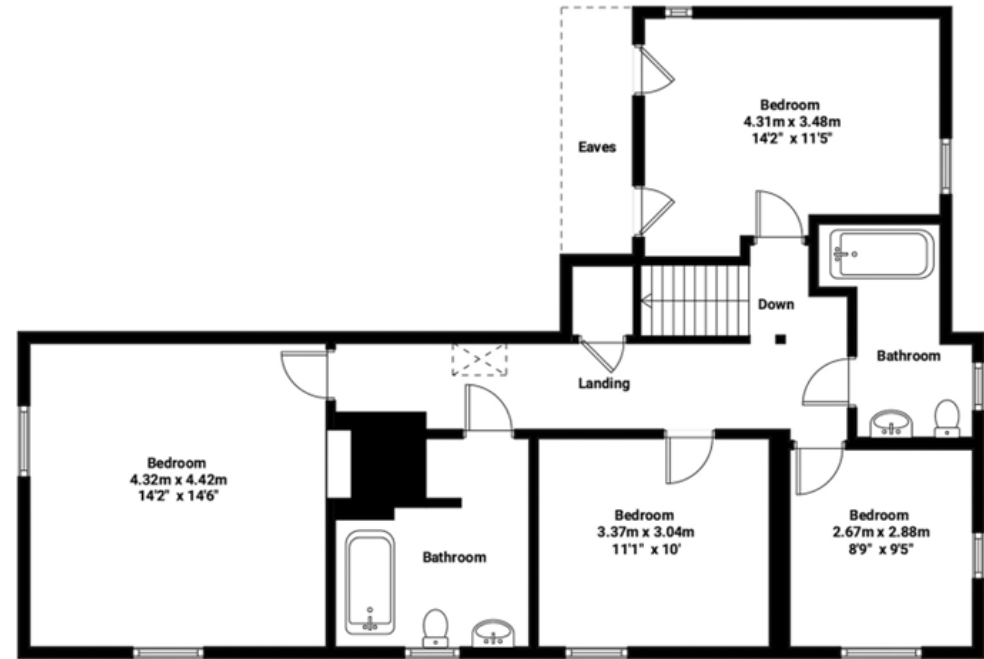
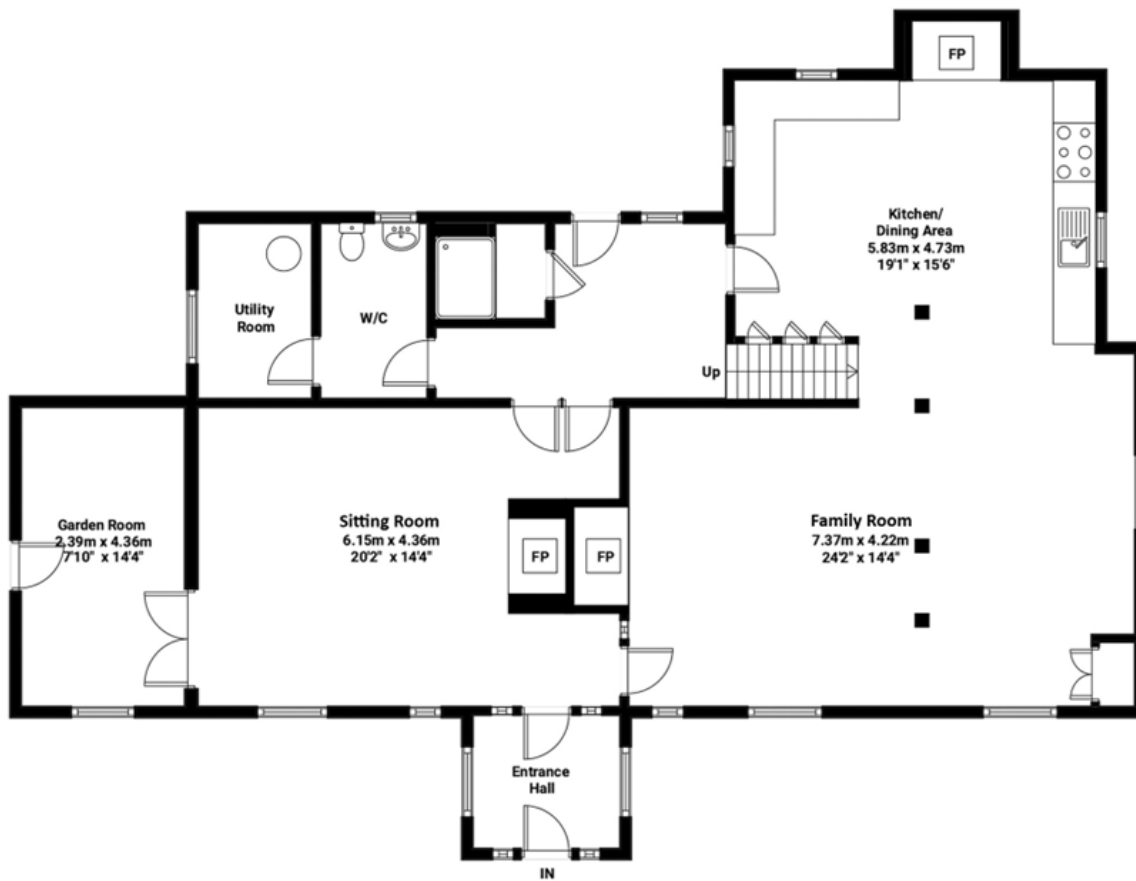
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, and water are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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TOTAL APPROXIMATE FLOOR AREA:
2121.1 sq ft (197.06 sq mt)

Rowses Farm, Great Wigborough

Illustration for identification purposes only. Measurements are approximate and not to scale.

