



PEARTREE FARM, COGGESHALL ROAD,

EARLS COLNE, COLCHESTER, ESSEX CO6 2JS

**NP** NICHOLAS  
PERCIVAL



Presented to a very high standard throughout, is this stunning four bedroom Grade II listed barn conversion with modern day extensions. The property offers both characterful period features combined with a contemporary finish, (including under-floor heating to both floors), and is comprised of an open plan kitchen / dining / family room, sitting room with vaulted ceiling, ground floor bedroom suite, two en-suites, family bathroom, study and laundry room.

The property also provides the present owner with ideal location from which to run his business and includes a range of useful outbuildings including a workshop, storage units and an enclosed yard.

Tenure Freehold | Council Tax Band G | Plot Size circa 1.25 Acres STLS  
Bio-Mass and Oil Fired Central Heating Systems | Private Drainage System



Property

Displaying a wealth of period charm, including exposed timbers, beams, brickwork and stone flooring, this Grade II listed property opens to an entrance hall with a dedicated study space accompanied by a built in bookcase storage. The heart of the home is the kitchen/ dining / family room. The kitchen includes Oil fired Aga, integrated Siemens dishwasher and space for a free-standing American style fridge/ freezer. Ample storage is provided by a good array of cupboards and drawers and is finished with a granite work top within which are set twin ceramic Butler sinks. In turn the dining area leads through to the family area, with two sets of bi-fold doors allowing access to the

garden and sun terrace beyond. The laundry room provides space and plumbing for both a free-standing washing machine and tumble dryer, additional storage space and ceramic butler sink set with an attractive Oak block worksurface. The impressive sitting room, with vaulted ceiling and log burner, provides further space for relaxation and entertainment in a grand setting. Natural light floods the area from both the front and rear aspects. The main bedroom suite is located off the entrance hallway and includes two walk-in wardrobes. Patio doors provide access to the sun terrace. The accompanying en-suite is comprised of a walk-in shower with both

rainfall head and mixer hose, handbasin set within a vanity unit, heated towel rail and wc. The four piece family bathroom is also located on the ground floor and is comprised of a free-standing double ended bath with shower mixer hose attachment, shower cubicle, handbasin and wc. The fourth bedroom (which is a single) and the Plant/Boot room (within which the Bio-Mass heating system is contained) and a smaller boiler room (containing the oil boiler complete the ground floor accommodation. Ascending the stairs to the first floor the second double bedroom is accompanied by an en-suite comprised of a shower cubicle, handbasin and wc. The bedroom also houses a

teenager friendly laundry chute to the ground floor. The third bedroom is also a double with built in wardrobe space. A separate shower room with shower cubicle, twin handbasins and wc completes the internal accommodation.

Outbuildings

There are a range of useful outbuildings at the property including a twin bay workshop with electronic roller doors, with one bay allowing direct access to the gated and enclosed yard via another roller door to the rear. A door to the side of the workshop bay, provides staircase access to an office above, that is complimented by a storage room set



within the eaves/loft space. The yard provides further storage space and covered parking in the form of open bay cart lodges.

## Grounds

The property is approached via a sweeping gated gravelled driveway. Ample off-road parking is provided. To the front of the property, the garden is mainly laid to lawn with mature trees and shrubs, there is also a small pond.

The rear garden features a sun terrace adjacent to the property which provides a lovely space to enjoy. To the rear of the garden there is a vegetable patch, garden shed and to the rear of the house, a gardeners wc. The

property is completed by a fun and rustic drinks bar.

## Situation

The property is located on the outskirts of the popular village of Earls Colne which is set within the rolling North Essex / South Suffolk countryside. The village benefits from numerous shops, eateries, popular public houses, doctor's surgery and the local primary was rated 'Good' in the latest Ofsted report.

For the commuter, branch line train services are provided at nearby Chappel & Wakes Colne station. There are mainline services from both Kelvedon and Marks Tey station, with journey times to London of around 50

minutes. The A12 and A120 are also easily accessed.

## Agents Notes

Grade II Listed

The property is heated via a combination of a Bio-Mass system serving most of the property and an oil boiler serving the remainder.

Septic Tank Waste Water System.

No Gas. No mains drainage.

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.





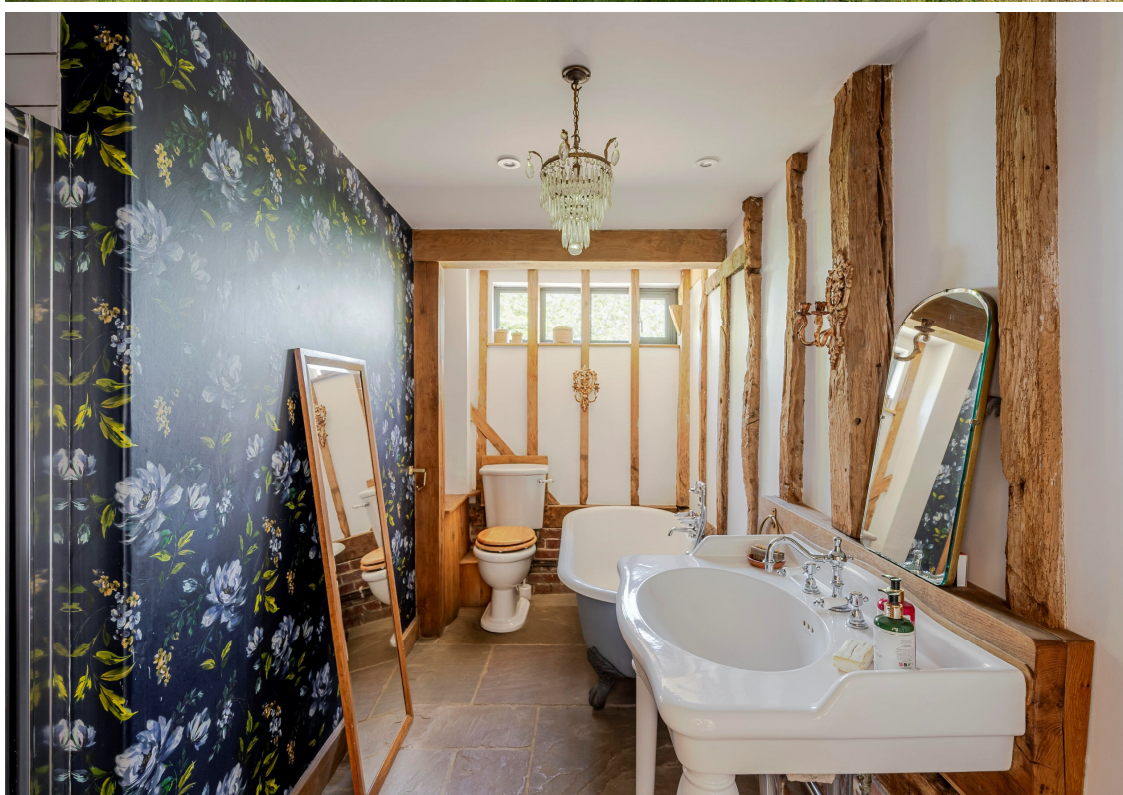
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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:** Braintree District Council. **COUNCIL TAX:** Band G. **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).

**NP NICHOLAS  
PERCIVAL**

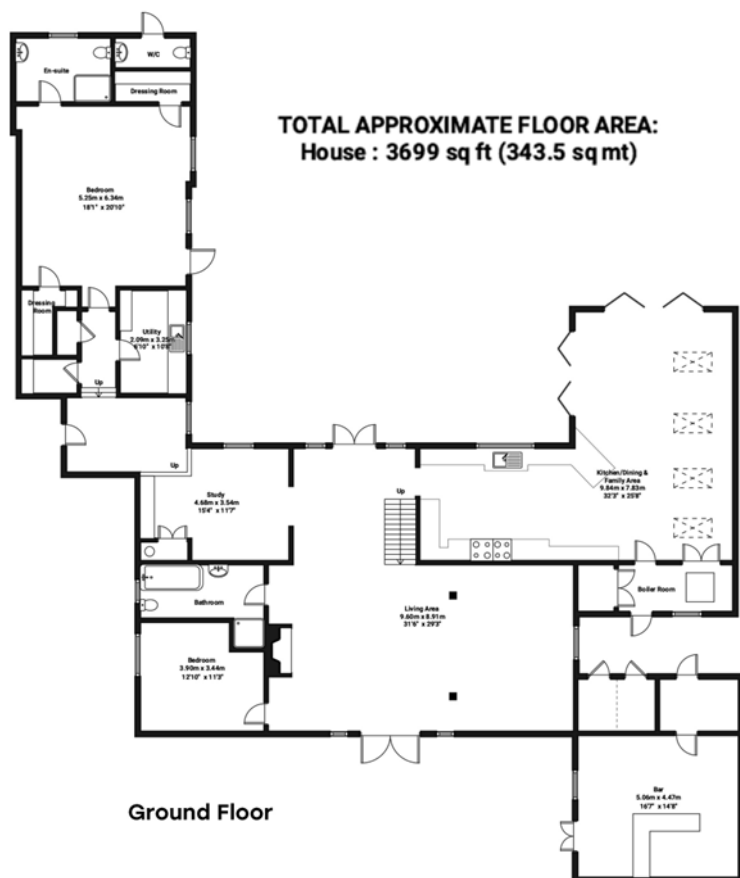
NICHOLAS PERCIVAL are proud to be members of;



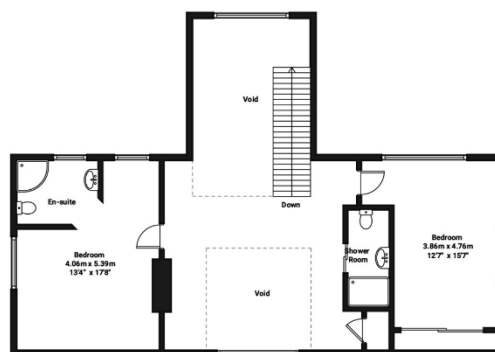








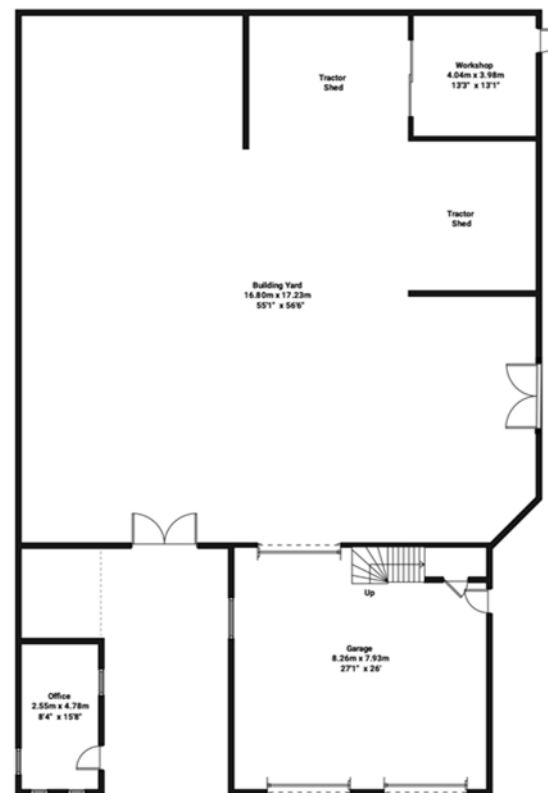
Ground Floor



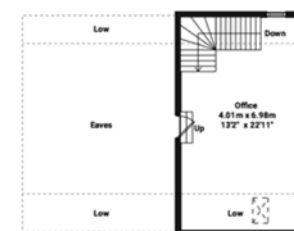
First Floor

## Peartree Farm, Coggeshall Road, Earls Colne

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



**TOTAL APPROXIMATE FLOOR AREA:**  
 1310.7 sq ft (121.76 sq mt)  
 Garage : 705.1 sq ft (65.5 sq mt)  
 Office : 432.5 sq ft (40.18 sq mt)  
 Workshop : 173.1 sq ft (16.08 sq mt)



First Floor  
over Garage

## Outbuildings, Peartree Farm, Coggeshall Road, Earls Colne

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

