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Sheen's
The Action Agents



Clacton Road Weeley Heath, CO16 9DR

'Bryn-Tirion' is an imposing 1913 built Edwardian character property surrounded by a generous plot approaching one acre in the sought after Essex Village of Weeley Heath. The property offers **THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS** along with **TWO BATHROOMS** and is set in beautiful mature grounds which includes a variety of established trees and shrubs. An ideal location to enjoy both town and country the property is situated just half a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. The seaside town of Clacton-on-Sea is positioned within four miles with the historic town of Colchester around eleven miles away. This individual character property warrants an early inspection to appreciate the grounds and accommodation on offer.

- **Three Double Bedrooms**
- **Three Reception Rooms**
- **Ground Floor Bathroom**
- **First Floor Shower Room**
- **Conservatory**
- **Gas Central Heating (n/t)**
- **Off Street Parking**
- **Plot Approaching One Acre**
- **No Onward Chain**
- **EPC Rating E & Council Tax F**



Price £600,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed hardwood entrance door with decorative storm porch leading to Entrance Hallway.

ENTRANCE PORCH & DATE PLAQUE



ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Dado rail. Picture rail. (Decorative tiles underneath fitted carpet). Doors to:



LOUNGE

19'7 max into bay x 16 max

Feature stone fire surround with open fireplace. Wood panel flooring. Picture rail. Dado rail. Radiator. Window to side. Bay window to front.



SITTING ROOM

13'8 x 13'3 max

Feature period fireplace with wooden surround and inset mirror. Picture rail. Radiator. Window to side. Double glazed French style doors to rear garden with matching glazed side panels.



GROUND FLOOR BATHROOM

11'7 x 9'8

Fitted with a four piece bathroom suite. Comprises freestanding roll top bath with decorative feet. Independent shower cubicle. Pedestal wash hand basin. Low level W.C. Part tiled walls. Tiled flooring. Radiator. Built in double cupboard. Window to rear.



DINING ROOM

14'3 x 13'11 max

Feature solid fuel burner with brick surround and wooden mantle.
Parquet wood flooring. Picture rail. Windows to front and side.
Open access to Kitchen.



KITCHEN

13'3 x 9'3

Fitted with a bespoke fitted kitchen. Comprises Pine fronted units. Laminated rolled edge work surfaces with cupboards below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Range cooker space. Space and plumbing for washing machine. Tall fridge/freezer space. Quarry tiled flooring. Wall mounted gas boiler (Fitted June 2024). Window to side. Window and door leading to Conservatory.



CONSERVATORY

Part brick built. Windows to sides and rear overlooking garden. Poly carbonate roof. Tiled flooring. Part glazed door to garden.



FIRST FLOOR LANDING

Loft access. Doors to:



BEDROOM ONE

14'5 x 11'9 max

Built in double wardrobe. Built in eaves storage cupboards. Radiator. Two windows to side.



BEDROOM TWO

11'3 nar to 8'10 x 12'4

Built in eaves storage cupboard. Radiator. Window to front overlooking front garden.



VIEWS TO FRONT GARDEN FROM BEDROOM TWO



BEDROOM THREE

12'3 x 7'10

Built in eaves storage cupboard. Radiator. Window to rear overlooking garden.



IEWS TO REAR GARDEN FROM BEDROOM THREE



FIRST FLOOR SHOWER ROOM

Fitted with a three piece suite. Comprises independent shower cubicle. Vanity wash hand basin. with cupboards below. Low level W.C. Part tiled walls. Chrome effect heated towel rail. Built in storage cupboard. Window to side.



OUTSIDE - FRONT

The property is positioned on a generous plot approaching one acre (subject to land survey). Hard standing providing off street parking for numerous vehicles. Set back from the road, the front garden is part enclosed by mature shrubs and trees with array of cottage well stocked borders. Open access to either side of property leading to side and rear gardens.



VIEW OF FRONT GARDEN



DRIVEWAY FROM ROAD



OUTSIDE - REAR

As aforementioned the property is surrounded by a plot approaching an acre and has versatile garden space which include array of mature fruit trees and areas previously used by the for keeping chickens and laying out vegetable plots. This impressive plot offers great potential for further outbuildings and extensions)subject to planning permissions.



REAR VIEW OF PROPERTY



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: F

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0624

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are

taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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