

oakheart



£575,000

Asking Price  
Church Lane, East Mersea



Blackbird Cottage, located on the peaceful and picturesque Church Lane in East Mersea, is a charming three-bedroom detached bungalow set on a generous quarter-acre plot, offering wonderful open views over surrounding fields and countryside. This delightful home blends spacious living with a serene semi-rural setting, making it perfect for those seeking a quieter lifestyle on the beautiful Mersea Island.

The property features three well-proportioned bedrooms and two bathrooms, providing flexible accommodation for families, downsizers or those looking for a comfortable retreat with space to

entertain. The heart of the home is the kitchen/breakfast room, thoughtfully designed to provide both function and a warm, homely atmosphere, with ample room for casual dining.

A particular highlight is the large conservatory, which spans the rear of the property and offers stunning views over the rear garden and open farmland beyond. This bright and airy space is ideal for relaxing throughout the seasons, with doors leading directly onto the garden, seamlessly connecting indoor and outdoor living.

Externally, the expansive  $\frac{1}{4}$  acre plot offers mature gardens and

generous outdoor space, providing plenty of room for gardening, play, or simply enjoying the peaceful surroundings. The views over neighbouring fields add to the cottage's appeal, creating a truly idyllic backdrop.

Blackbird Cottage is a rare find in a desirable East Mersea location—private, spacious, and full of potential, all within easy reach of Mersea's coastline, local pubs, and countryside walks.

For an Internal Inspection Please Call Oakheart Mersea Island







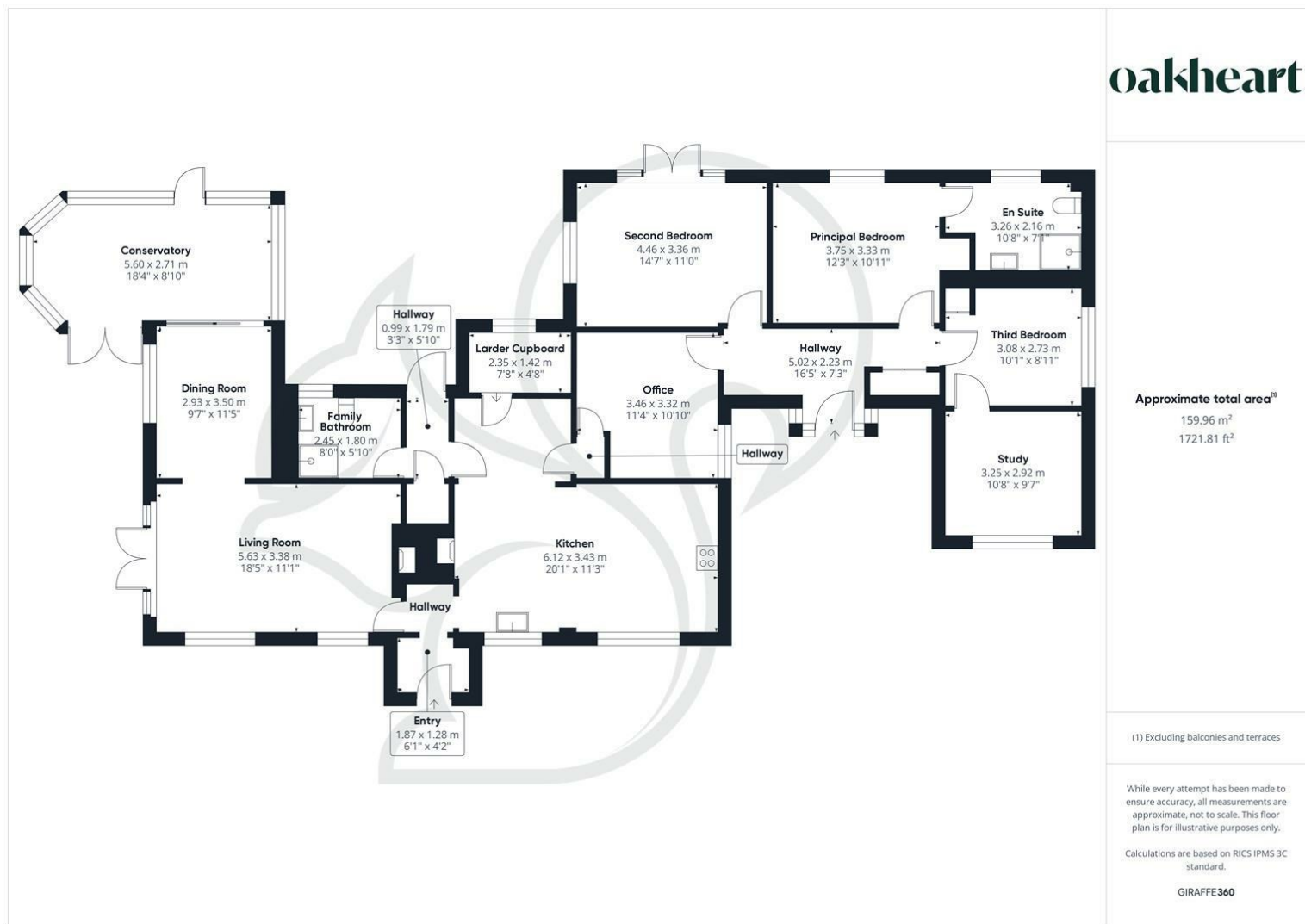













**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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