

oakheart

**£900,000**

**Offers In Excess Of**  
Dawes Lane, West Mersea



Weathercock House is a distinguished early to mid-Victorian five-bedroom family residence, peacefully nestled within open farmland and set on approximately a third of an acre of beautifully maintained, wrap-around private grounds. Exuding timeless charm and character, this elegant period home also offers excellent potential through its attached former bakery, which—subject to the necessary planning consents—could be converted into additional accommodation, a studio, or guest annexe.

The property is accessed via a long drive, which leads to a generous area providing ample parking and access to a detached double garage. From the moment you step inside, the home offers an inviting warmth and a sense of refined country living. The entrance hall, with its medium oak flooring, sets the tone and provides access to the principal reception rooms. The sitting room and drawing room both benefit from dual-aspect windows that frame unspoilt farmland views, while traditional fireplaces enhance the atmosphere of understated elegance.

Moving through the hall, a useful downstairs cupboard offers practical storage before leading into the spacious kitchen/breakfast room. This central family space is equipped with a walk-in pantry and offers a comfortable, informal dining area—perfect for daily living. An inner hallway connects to a generously sized utility room with a WC, as well as a separate study ideal for home working or quiet retreat. From this hallway, access is also granted to the former bakery—a substantial space brimming with potential and accompanied by an adjoining log store and garden shed.





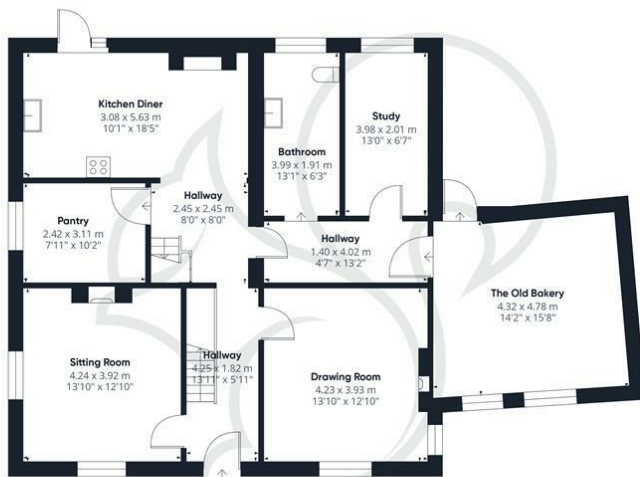




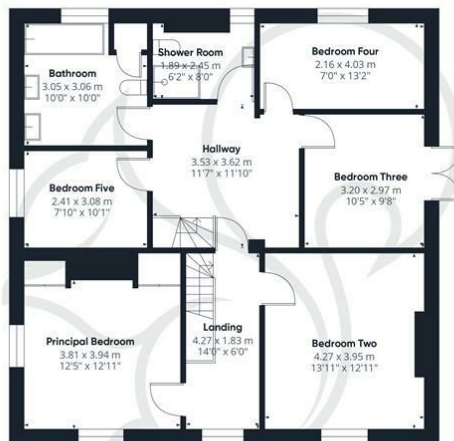








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>ni</sup>  
201.8 m<sup>2</sup>  
2174 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

**oakheart**