



DAVID  
BURR

The Old Railway Tavern  
Wakes Colne, Essex





# The Old Railway Tavern, Station Road, Wakes Colne, Colchester, Essex, CO6 2DS

Wakes Colne is a delightful stretch of countryside in a rural position yet within easy reach of Marks Tey and Colchester. Local shopping facilities are provided in Wakes Colne, Earls Colne and Tollgate at Stanway, with a more extensive range of shopping and recreational facilities in Colchester. A good range of private and state schools are also within easy reach and the commuter can either take a train from Wakes Colne changing at Marks Tey, or direct from Marks Tey or Colchester to London's Liverpool Street. There is also access onto the A120 at Little Tey and A12 at Marks Tey.

A unique, unlisted railway tavern converted to a four-bedroom detached property enjoying unlisted status, enjoying an exceptional position immediately adjacent to Chappel and Wakes Colne railway station. Forming part of the Victorian railway complex, the market opportunity comprises of a comprehensively improved principal residence, an imposing two storey quadruple garage block with mezzanine floor and a detached studio that offers excellent potential for annex/ancillary accommodation if so required (subject to the necessary planning consents). Combining a wealth of individual period features with high specification contemporary detailing incorporating a granite topped kitchen, original tavern doors, a dual sided brick fireplace with wood burning stove, pine wall panelling and aluminium framed bi-folding doors. Further benefits to the property include gated private parking and completely private, well screened rear gardens within a total plot size of approximately 0.29 acres and abutting open farmland.

## **A four-bedroom detached, unlisted Victorian railway tavern arranged via three ground floor reception rooms, enhanced by a quadruple two storey garage block with mezzanine floor and a detached studio offering excellent potential for annex/ancillary accommodation.**

Panel timber door opening to:

**ENTRANCE HALL:** (3.95m x 1.44m) With stripped timber flooring, pine staircase off, LED spotlights and stain glass panelled pine door opening to:

**DINING ROOM:** (3.73m x 3.55m) Set immediately adjacent to the sitting room with a UPVC framed, heritage grade sash window to front, a centrally positioned dual sided fireplace with inset wood burning stove and exposed wall panelling. Opening to:

**SITTING ROOM:** (3.73m x 3.55m) With UPVC framed sash window to side, stripped timber flooring and a dual sided brick fireplace with inset wood burning stove. Exposed wall panelling. Step up and original tavern doors opening to:

**BREAKFAST ROOM:** (5.30m x 3.66m) Arranged via a centrally positioned quartz topped island complete with an extensive range of soft close, shaker style base units, incorporating curved corner units, soft close cutlery drawers and an open fronted wine store. Tiled flooring with underfloor heating throughout, brick fireplace recess with oak bressummer beam over and extraction hood. Full height shaker style fitted unit to side, space for an American style fridge/freezer and range of LED spotlights. Double doors opening to:

**KITCHEN:** (3.47m x 2.91m) Fitted with a matching range of soft close, partly oak lined base units, quartz preparation surfaces over and upstands above. Glass fronted wall units are in addition to a ceramic double sink unit with mixer tap over and UPVC framed, double glazed windows to side and a range of LED spotlights. Tiled flooring with underfloor heating



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throughout and integrated waste/disposal unit. Further closed casement window to side.

**GARDEN ROOM:** (3.82m x 2.26m) Set immediately off the breakfast room and enjoying a westerly aspect with a glazed surround on one side, double doors opening to the side terrace and tiled flooring with underfloor heating throughout and LED spotlights.

**REAR HALL:** With tiled underfloor heating throughout, door to outside with stain glass window screen and oak door to:

**UTILITY ROOM:** (2.78m x 2.23m) Fitted with an extensive range of matching shaker style base and wall units, quartz preparation surfaces over and casement window to front and side. Ceramic butler sink unit with mixer tap above, space and plumbing for a washing machine. Tiled flooring with underfloor heating and hatch to the loft.

**CLOAKROOM:** (1.61m x 1.12m) Fitted with a traditionally styled ceramic WC, wash hand basin and frosted glass casement window to side.

**STUDY:** (3.63m x 3.62m) With sash window to front.

## First floor

**LANDING:** UPVC framed sash window to front affording an unspoilt aspect towards the old station house and Victorian railway station. Hatch to loft and door to:

**BEDROOM 1:** (3.64m x 3.64m) With UPVC framed sash window to front affording an aspect across the Victorian railway and station buildings.

**BEDROOM 2:** (3.50m x 2.53m) With UPVC framed sash window to front.

**BEDROOM 3:** (3.65 x 3.63m) With UPVC framed window to rear affording an attractive aspect across the rear gardens.

**BEDROOM 4:** (3.60m x 3.30m) With UPVC framed sash window to the side and a range of full height fitted wardrobes.

**FAMILY BATHROOM:** (2.18m x 1.51m) Fitted with a ceramic WC, wash hand basin within a fitted base unit, fully tiled bath with a shower attachment. Wall mounted heated towel radiator and frosted glass UPVC framed sash window to side.

## Outside

The Old Railway Tavern is set at the foot of Station Road, immediately adjacent to Chappel and Wakes Colne railway station. A parking area with a tarmac driveway and space for approximately six vehicles is set behind twin hinged gate with direct access to:

**QUADRUPLE GARAGE:** (12.12m x 6.28m) Set behind a custom electric up and over door with a concrete hard standing, light and power connected, supporting steelwork, alarm system, workshop area to rear and staircase rising to first floor:

**MEZZAINE:** (12.26m x 3.25m) A mezzanine floor area with central galley, window to front, range of velux windows to side, light and power connected and currently being utilised as a home gym.

## The Studio

With stable door and timber door opening to:

**STUDIO SPACE 1:** (2.53m x 2.48m) A converted studio space with an open aspect area, complete with pine skirting, tiled flooring with

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underfloor heating and a kitchenette complete with a matching range of shaker style, oak lined davenport soft close base and wall units with quartz preparation services over and upstands above. Ceramic Shaws butler sink unit with casement window to side and velux window. The space is fitted with a range of integrated appliances including a Siemens oven, two ring hob with plate warmer and extraction above, a fridge, Siemens dishwasher and space and plumbing for washing machine/dryer. Further fitted waste/recycling integrated unit. Full height fitted wardrobe with attached hanging rail and oak door to:

**STUDIO SPACE 2:** (3.38m x 2.51m) With casement window to side, tiled flooring with underfloor heating and door to:

**WET ROOM:** (2.51m x 0.92m) Fitted with ceramic WC, wash hand basin and fully tiled with shower attachment and wall mounted heated towel radiator.

The outside space appointed to The Old Railway Tavern comprises a substantial terrace with west facing side aspect, substantial brick retaining wall with steps rising to an expansive lawn. The gardens are set across multiple tiers with established border planting, vegetable garden set to the rear of the garage building and enjoying unspoilt aspect with views across the enveloping aspect.

**AGENTS NOTES:** Planning permission has lapsed for a two-storey rear extension. Colchester City Council planning portal (<https://www.colchester.gov.uk/planning/>) application no. 201509.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent

**EPC RATING:** Pending. A copy of the energy performance certificate is available on request.

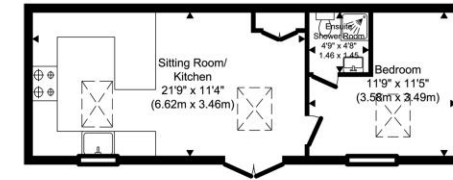
**LOCAL AUTHORITY:** Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** E.

**WHAT 3 WORDS:** ///signs.sizzled.kiosk

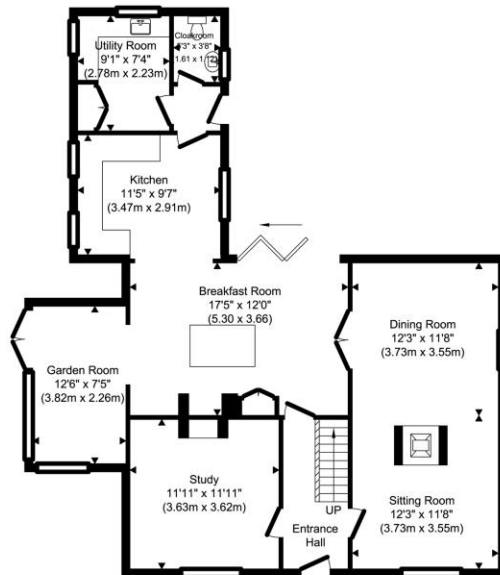
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



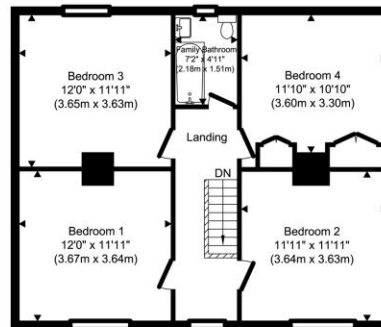
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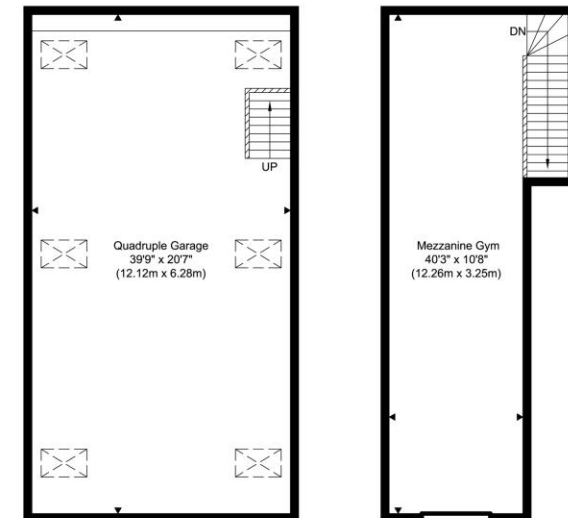
Studio  
Approximate Floor Area  
386.85 sq. ft.  
(35.94 sq. m)



Ground Floor  
Approximate Floor Area  
1034.08 sq. ft.  
(96.07 sq. m)



First Floor  
Approximate Floor Area  
715.69 sq. ft.  
(66.49 sq. m)



Outbuildings  
Approximate Floor Area  
1290.05 sq. ft.  
(119.85 sq. m)

TOTAL APPROX. FLOOR AREA 3426.69 SQ.FT. (318.35 SQ.M.)  
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