



THE OLD STABLES, 85A HIGH STREET

Earls Colne, Colchester, Essex, CO6 2QX

Guide Price £360,000

**DAVID
BURR**



The Old Stables, 85a High Street, Earls Colne, Colchester, Essex, CO6 2QX

The Old Stables is a stunning and unique conversion of a former Victorian stable building with attractive weather boarded elevations to the ground floor and brick to the first. The property is situated a stone's throw from the high street within easy reach of the wide range of amenities on offer. The accommodation is of a characterful and versatile nature and well suited to modern lifestyles.

The property is accessed via a solid oak stable door with an attractive leaded light which leads to the well-appointed kitchen. The ground floor is of an attractive open plan nature and has two sets of glazed French doors which benefit from the southerly aspect facing the front courtyard. This open plan principal reception area has attractive wide oak flooring, two central brick piers and a further glazed door to the size, and is distinctly segregated into a dining and living area and is adjacent to the kitchen. There are two useful storage cupboards one of which is situated under the stairs and houses the grant oil fired boiler and the other providing further storage. Steps rise to the kitchen which has a slate floor and is fitted with a range of floor and wall mounted units which have solid beech work tops, a Belfast sink, range cooker set within a recess, an extractor hood above, and there is plumbing for a washing machine and a six place dishwasher. The work top can be used as a breakfast bar and looks out to the attractive south facing courtyard garden.

A panelled pine door accesses the stairwell which has solid oak stairs rising to an attractive galleried landing with a vaulted ceiling and structural beams on display. There is a French door opening to a Juliet balcony which provides fine roofscape views of the village and there are pine floor boards and a useful storage cupboard. The principal bedroom is situated to the east side of the property and has a fully vaulted ceiling, a dual aspect, attractive beams to the ceiling and pine floor boards. The second bedroom is situated to the west elevation and has a dual aspect, vaulted ceiling with exposed beams and pine floor boards. Both bedrooms are served by a spacious and well-appointed family bathroom with a vaulted ceiling, exposed beams, pine floor boards, a bath with fully tiled surround and a matching ornate pedestal wash hand basin and WC.

The property is approached by a large gravel drive which is shared with the neighbouring property, which in turn leads to ample parking.

There is an attractive detached studio building with a red brick plinth, weather boarded elevations and a sloped roof which provides the perfect home office. It has semi-circular windows, a vaulted ceiling, oak flooring and heating, making it the ideal space to work from home.

To the front of the property is a delightful court yard which has sand stone paving and a beautiful mellow red brick wall to the west elevation and an attractive scalloped top fencing to the remainder. It provides the perfect 'al fresco' entertaining area being adjacent to the kitchen and there is a pergola over the area nearest to the building to provide shade. Access to the side of the property is provided behind the studio and this offers useful storage space to the side and rear of the building.

Agents notes:

85A High Street is a Grade II, curtilage listed building, located within the Earls Colne Conservation Area.

The immaculately presented accommodation comprises:

Former Victorian stable building	Courtyard garden
Two double bedrooms	Office/studio
Dining area	Shared gravel drive
Open plan sitting area	Close to amenities

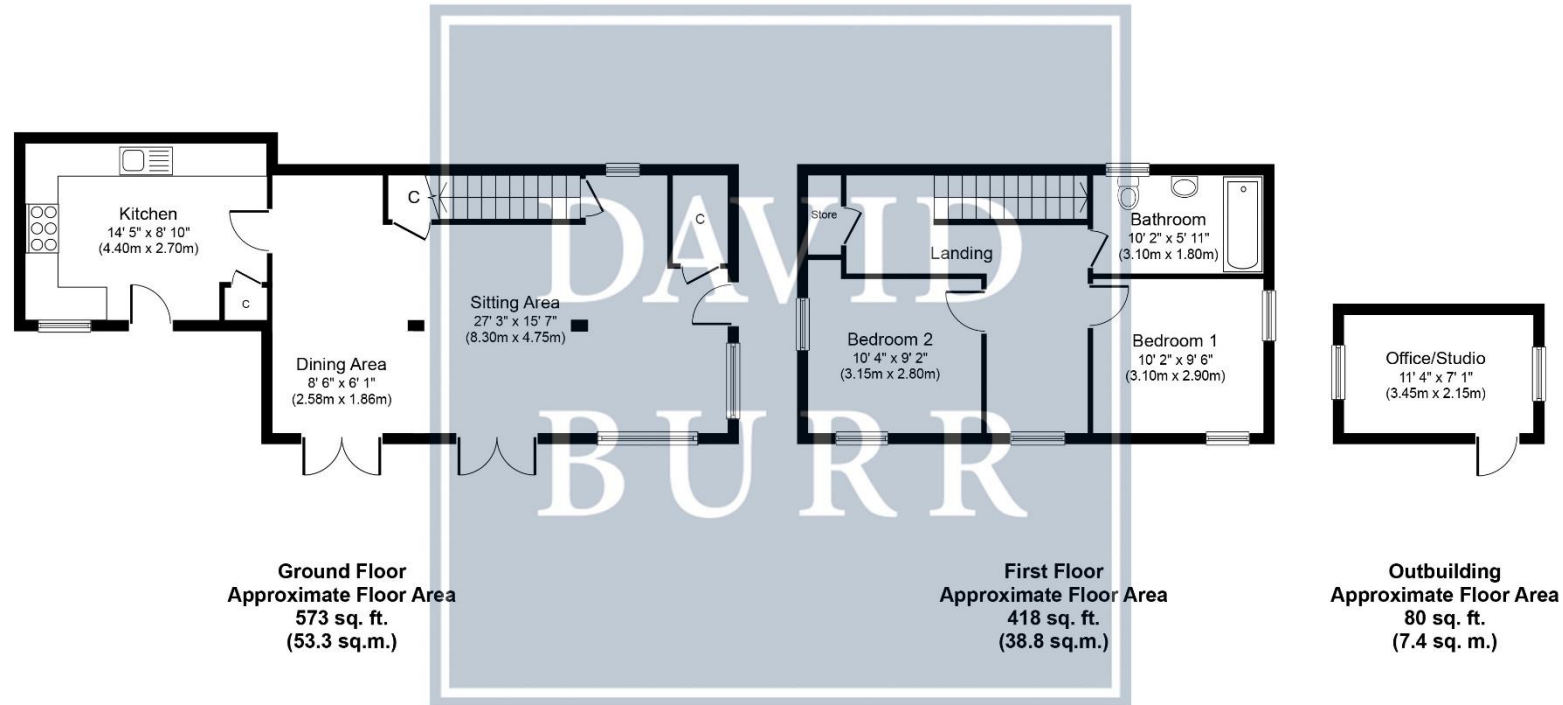
Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and drainage.

Oil fired heating to radiators. EPC rating: N/A Council tax band: B.

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE – Likely O2, Three & Vodafone-Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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