



## THE OLD DAIRY, 85 HIGH STREET

Earls Colne, CO6 2QX

Offers in the Region of £700,000

DAVID  
BURR







## The Old Dairy, 85 High Street, Earls Colne, CO6 2QX

The Old Dairy is a stunning Grade II listed village house enjoying a central location within easy reach of the wide range of amenities that are on offer. The property has been meticulously cared for by the current owner and displays a wealth of fine period features combined with modern finishes to provide a home with great versatility and character.

A six panelled door opens to the reception hall which has stairs rising to the galleried landing on the first floor and open oak stud work segregating a charming snug, which has a bay window to the front elevation and one to the rear over looking the delightful low maintenance garden. This room benefits from a wealth of attractive period features to include exposed oak framework to the walls and ceilings, and an appealing red brick chimney breast with brick hearth, and an inset log effect burning stove. Steps rise to the inner hall which has a useful understairs storage cupboard and a glazed door leading to a rear lobby which accesses the garden via a stable door.

A ledge and board door with a leaded window accesses the sitting room which has views to the high street and an impressive inglenook fireplace with a gas effect stove and hood set on a brick hearth. The room has beams to the ceiling and a feature arch opens to the spacious and inviting dining room. There is a window to the front elevation giving views to the high street, beams to the ceiling and an open recess which looks through to the kitchen/breakfast room.

There is a practical and useful reading area which benefits from the opening back through to the dining room, and a large storage cupboard which houses the gas fired boiler. A square arch opens to the stunning kitchen/breakfast room which has limed oak effect flooring, and is extensively fitted with a range of contemporary white units with integral appliances to include a dishwasher, an American style fridge/freezer, and the focal point is an 'Everhot' electric range cooker with an extractor hood above, and a water softener. There is a window to the rear elevation overlooking the courtyard garden and a stable door giving access to the entertaining terrace. Directly accessed form here is a useful study or fourth bedroom which has French doors to the courtyard, and provides a good degree of versatility.

Accessed from the inner hall is a particularly well appointed cloakroom which has a rectangular basin within a vanity unit and storage beneath, matching WC and space and plumbing for a washing machine and tumble dryer.

Stairs rise to the appealing galleried landing which has a window to the rear giving views to the court yard garden and village roofline. There is a sliding door to a large linen cupboard which provides useful storage. The principal suite is situated to the front elevation of the property and the door from the landing accesses a particularly well appointed dressing room which is fitted with a range of bespoke wardrobes, draw units and a dressing table. A square oak arch opens to the principal bedroom which has a part vaulted ceiling, a window to the front elevation and attractive oak framework to the walls. A door then opens to a beautifully appointed ensuite bath/shower room which is fully tiled in marble and has a free standing oval ended bath, large walk in shower cubicle, a pair of heritage his and hers sinks and a matching WC. There are two further bedrooms on the first floor one of which is situated to the front elevation of the property and the other to the rear, and they are both of similar proportions and have part vaulted ceilings and attractive oak framework on display. These are served by an immaculately appointed family shower room which has a fully tiled shower cubicle, oval sink set upon a plinth with storage beneath, matching WC and a tiled floor.

### Outside

To the front of the property is a dwarf brick wall with attractive wrought iron railings above, adjacent to which is the front door. The property is approached to the side via a drive with accesses a parking area and in turn leads to the garage which is equipped with an electric roller door.

Rear access is afforded by a pedestrian gate to a beautiful Mediterranean style courtyard garden which benefits from a south easterly aspect. There is a large entertaining terrace which is accessed via the kitchen/breakfast room via a stable door, and also from the study making it ideal for entertaining. Adjacent to this is a large raised bed with a flowering cherry tree providing a focal point, which is underplanted with a variety of perennials and ever green shrubs to provide year round colour and interest. Further access to the courtyard is granted by the stable door from the rear lobby adjacent to which is another raised bed planted with clematis and lavender. There are large low maintenance gravel areas adjacent to the terrace and a further seating area which is flanked by climbing plants.

The immaculately presented accommodation comprises:

Beautiful listed village home	Stunning period features
Impressive kitchen/breakfast room	Three/four reception rooms
Three/four bedrooms	Appealing low maintence rear garden
Parking	Workshop and garage

### NO ONWARD CHAIN

### 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

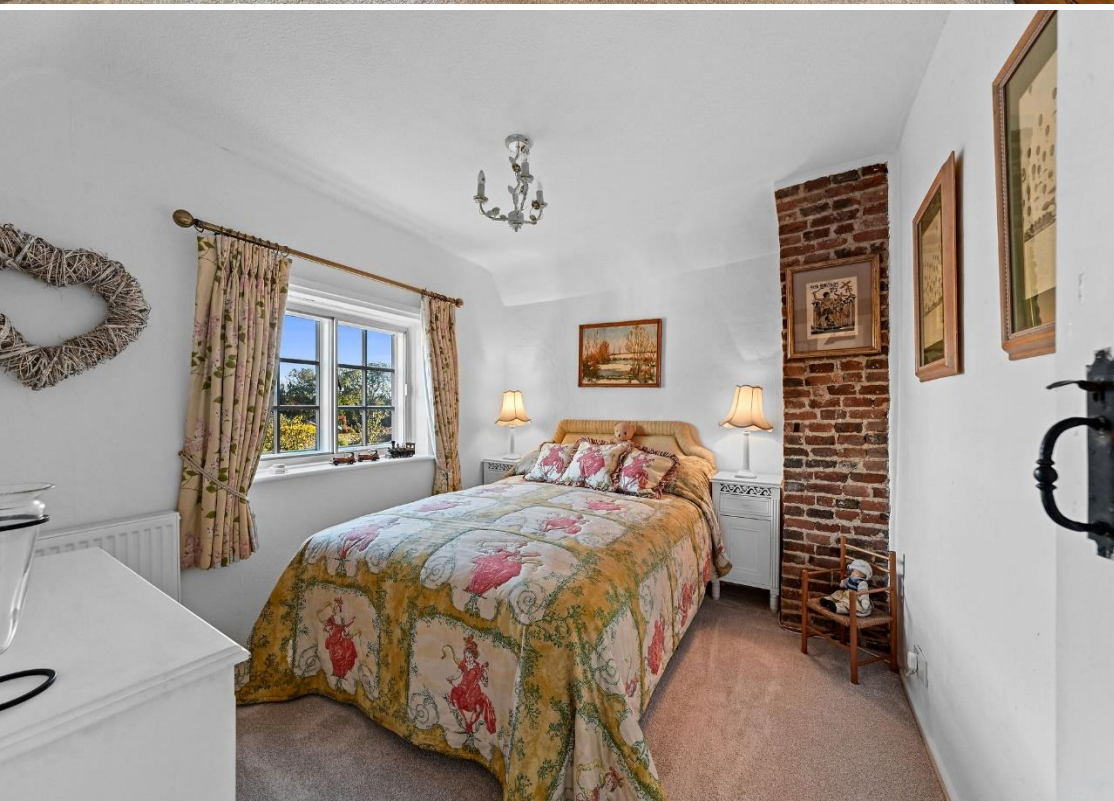
Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins

### Agents notes:

List Entry Number: 1306151

The property to the rear has a right of access over the drive.

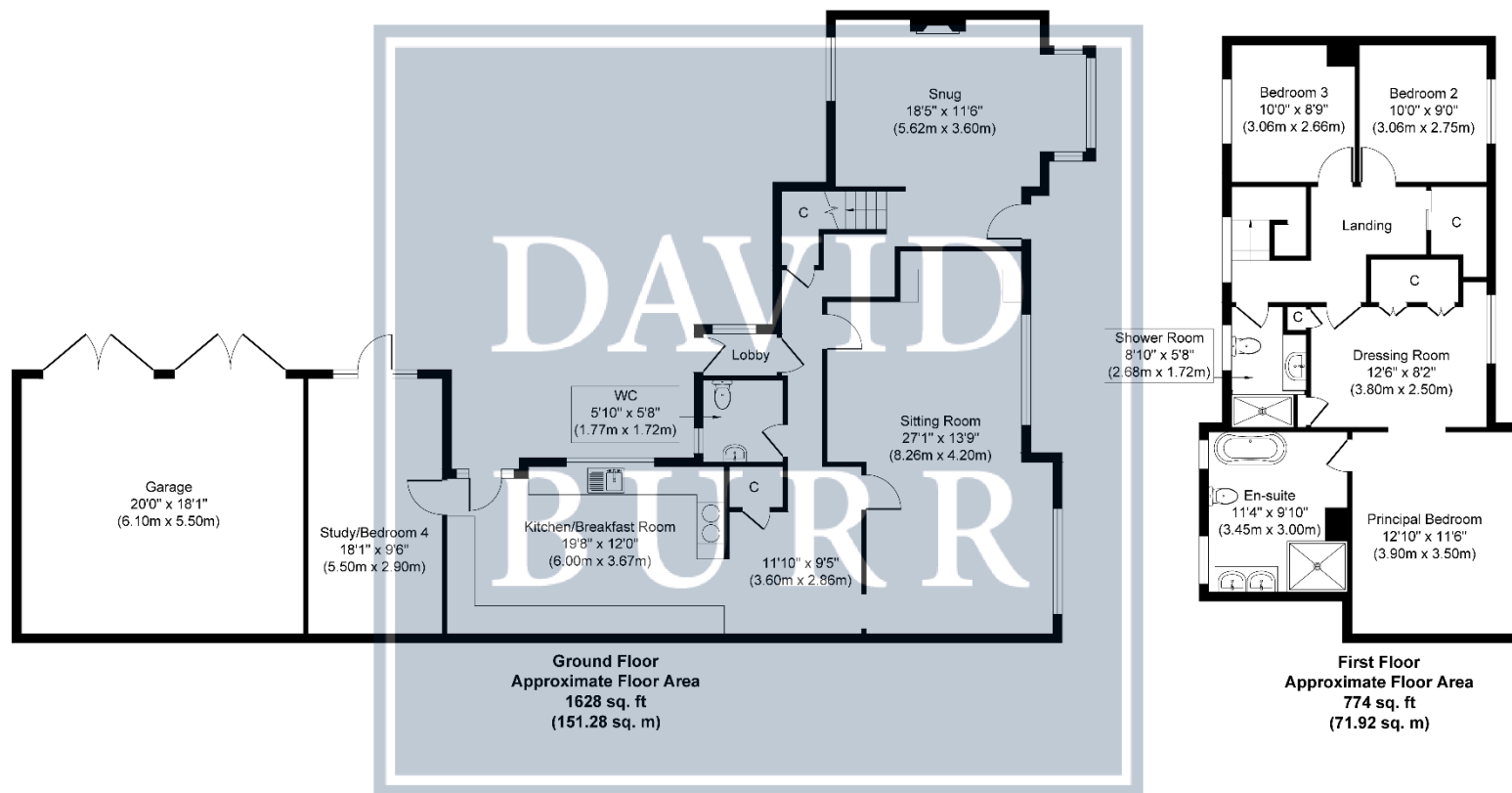












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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

Gas fired heating to radiators. EPC rating: N/A Council tax band: D

Tenure: Freehold Listed ID: 1306151

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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Linton & Villages (01440) 784346



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**DAVID  
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