



Dowsings

Shop Lane | East Mersea | CO5 8TR

FINE & COUNTRY

SELLER INSIGHT



We have lived at the property 26 years, lots of neighbours up the lane are very sociable, and we all get together every now and then. Everyone appreciates the local wildlife - birds, muntjac deer, red squirrels, foxes and badgers.

When we were initially searching for our home, we were looking for a detached house with no close neighbours, peace and tranquility, we were delighted to find Dowsings, which offered over and above what we had seen in so many ways. There are many footpaths all around, access to the creek and being able to walk to the moorings at Colchester Oyster fishery where we have kept a sailing yacht and kayak, and the beach at East Mersea Point.

We chose this house over the others, because it is light and sunny, faces South with the main garden on the sunny side, has lots of parking and full size garage and it is a beautiful heritage property with charm and character.

Several of our neighbours commute to London by car to the station at either Colchester or Kelvedon. The fast train from Colchester is only 49 minutes to Liverpool Street.

The cottage was built in the 1600's as a 2 up 2 down farm cottage with inglenook fireplace and a scullery at the back, outside the back door. At some time a Mr Meares owned the surrounding land, the cottage and the barn. He separated the cottage and sold it off. Various owners have been artists, including painter Hugh Cronin who was the owner in the late 1950's. The Gardeners owned the house from 1963 to 1996. He was a botanist with connections to Kew Gardens. The Gardeners had the East wing extension designed by well-known Wivenhoe Architect Brian Thomas and built in 1972. At this time the living room was opened into 1 big room and the original front door and stairs were moved.

When we came in 1996 a lot needed updating. First, we installed the upstairs bathroom and the East window, so you could lie in the new CP Hart bath and see the creek from the window! Then we stripped all the black beams and wooden floors and used Danish White Lye to whiten everything. We created the kitchen / dining room, re-built and insulated the walls, put in double glazed glass doors, heritage roof light, and had an insulated lead roof laid. The original scullery at the back, which the Gardeners had used as a library / office, had new exterior timbers, and insulation fitted to the walls and roof, which had the tiles removed and re hung. Everything was re-wired; we had a new oil-fired boiler and installed bottled gas for the cooker hob. In 2003 we demolished the old single garage and built the new double garage, big enough for the length of a Bentley and with doors wide enough to turn easily out into the lane. It has a Heritage roof light so the roof space could be easily converted into an office and a double-glazed window and double doors on to the garden. In 2011 the thatch had a new ridge and new wire. This has been inspected again by the thatcher and is good for the next 10 years, when another inspection is due for the specialist thatch insurers, and more. We installed woven willow and picket fences to the front garden to make it dog proof, leaving the back garden open for the visiting wildlife.

In 2021 the new wood burning stove was installed with up to thatch code chimney liner.

A friendly local community, mostly within walking distance - pub, parties, meet friends at Mersea Barns for lunch and the charming Church.

After 26 years at Dowsings, we are in our mid 60's and feel it would be good to do something different, perhaps a new project, another place or different sailing waters, but it's a unique and lovely place and difficult to leave!"

- These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Dowsings

THE PROPERTY

Privately nestled at the end of Shop Lane is this beautiful three bedroom detached thatched cottage. The residence is presented in good condition sitting on a reasonable plot within the rural setting of East Mersea.

Upon entering the home, you are greeted by an entrance hallway with a door leading you through to the spacious lounge area with an inglenook fireplace which provides an ambient atmosphere. The accommodation on the ground flows seamlessly with a spacious dining area with doors opening onto the garden at the rear, open plan through to the kitchen area which is fully fitted with eye and base units, work tops and space and plumbing for utilities, a second reception room which has a second staircase leading to the first floor and there is also a bathroom

On the first floor there are two double bedrooms and a third bedroom which has room for two singles, currently being used an office. A family bathroom services all of the bedrooms complete with bath and sink which is accessed via the landing.



STEP OUTSIDE

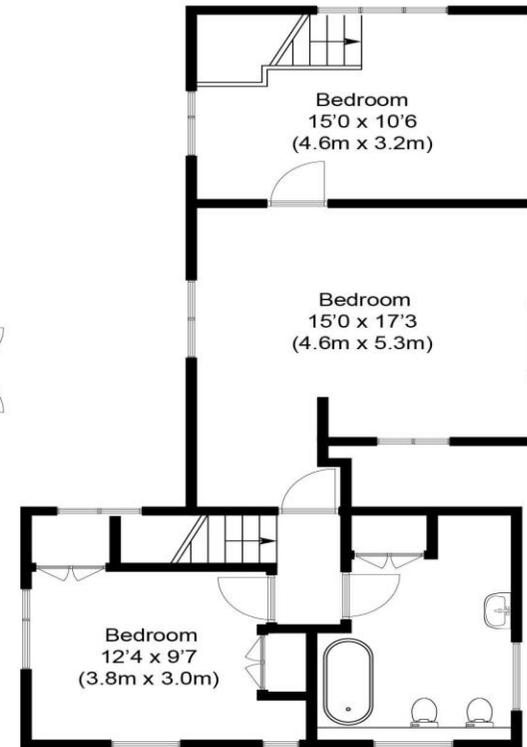
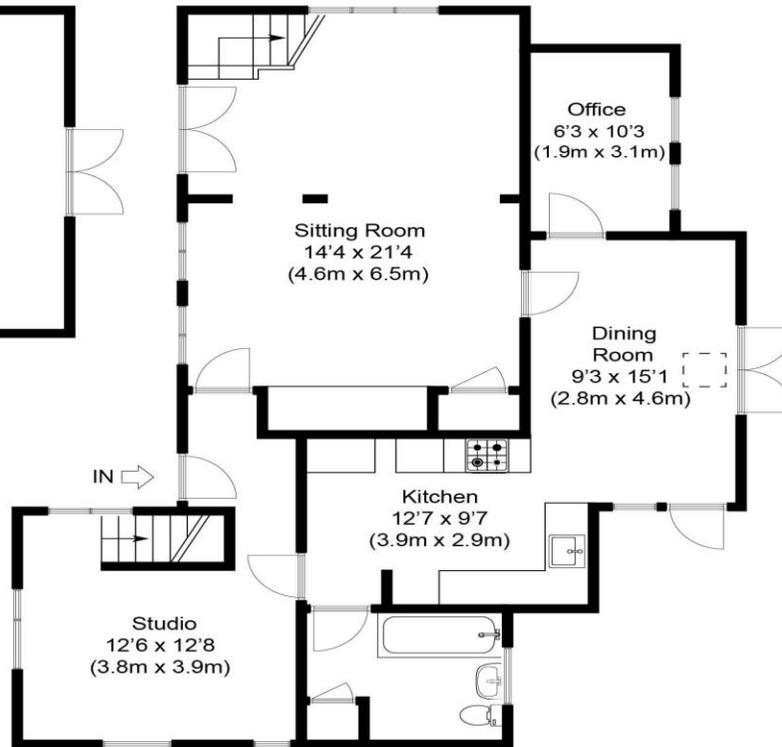
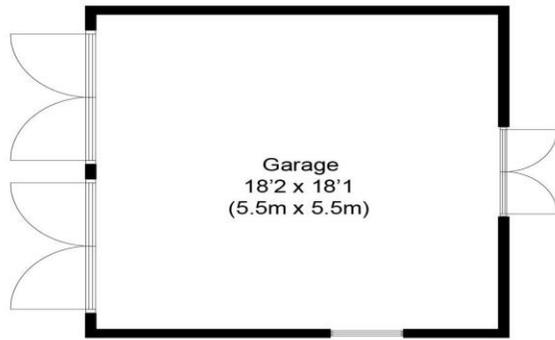
Dowsings

To the front of the property there is off road parking for three vehicles and a double garage offering more parking. A gated footpath leading you to the front door with laid lawn either side which is enclosed by hedging giving a real sense of privacy. To the rear there is another garden area with fruit trees, fully enclosed by hedging.

LOCATION

East Mersea is located on Mersea Island which is to the south of Colchester's historic city centre. On the other side of the Island you have West Mersea which has a great deal to offer, including a popular primary school, superb sea food restaurants such as the well renowned 'Company Shed' and 'Oyster Bar' as well as the ever popular 'Coast Inn', the newly renovated White Hart Inn which displays contemporary artwork, opposite the vibrant Mersea Art Cafe.

The Island has an excellent sailing community and is famed for it's yacht and sailing clubs and beautiful beach/country walks. The property is also situated within a short stroll to the sea wall and is surrounded by a network of beautiful Public Footpaths.



Approximate Gross Internal Area
1965 sq ft (Including Garage) (183 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.finecountry.co.uk



Ground Floor

First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





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