



Harwich Road | Ardleigh | CO7 7LS

FINE & COUNTRY























# STEP INSIDE

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Nestled within the charming Village of Ardeleigh, this remarkable equestrian property boasts an array of exemplary equestrian amenities set amidst a sprawling plot of approximately 4.3 acres (subject to survey), Ideal for horse enthusiasts. This property offers the potential for further renovation, with a barn having planning permission to convert into a dwelling.

This semi-rural gem offers refined equestrian facilities designed to accommodate up to five horses for personal use. The focal point is a stable block comprising a meticulously maintained floodlit and block-paved courtyard, surrounded by fruit trees. This equestrian property is a haven for horse enthusiasts. Featuring meticulously maintained paddocks and a professionally designed ménage, it's a dream come true for equine lovers. Additionally, a charming holiday home on the property offers excellent potential for an air B&B venture, making it a versatile and idyllic countryside retreat.

As you approach this enchanting cottage, you'll be captivated by its quintessential charm. The exterior boasts a traditional design and a well-tended garden that bursts with colourful blooms during the spring and summer months. A charming front porch provides an inviting entrance to your new countryside retreat.

Step inside, and you'll discover a tastefully updated interior that seamlessly combines modern elegance with the cottage's rustic beauty. The heart of the home is undoubtedly the brand-new kitchen, a chef's delight, adorned with sleek countertops, contemporary cabinetry, and top-of-the-line appliances. This culinary space is not just functional but a visual treat for those who appreciate both form and function.

One of the cottage's most inviting features is the cozy living room, where a traditional log burner takes centre stage. The character-filled room exudes a sense of comfort and nostalgia, making it the perfect place to unwind after a long day.

The cottage offers three well-proportioned bedrooms, each thoughtfully designed to provide both comfort and privacy. The master bedroom boasts views of the lush garden, while the additional bedrooms are versatile spaces, one is located on the ground floor, perfect for accommodating family, guests, or a home office.

The enchantment of this cottage extends beyond its four walls. Step outside into the idyllic outdoor spaces, where a private garden awaits. This well-manicured oasis is perfect for alfresco dining, gardening, or simply soaking up the tranquillity of rural living. It's a place where you can create lasting memories with friends and family.

















# STEP OUTSIDE

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This property enjoys a sought-after location that embodies a unique blend of rural tranquility and convenient access to local amenities and transport links.

Ardleigh is a charming and picturesque village located in the Tendring district of Essex. Renowned for its community spirit and natural beauty, it offers an idyllic rural lifestyle. Despite its peaceful setting, Ardleigh is not isolated. It is conveniently located just off the A12, which provides easy access to Colchester, Britain's oldest recorded town, and the thriving city of Ipswich, both of which offer a wealth of shopping, dining and entertainment opportunities.

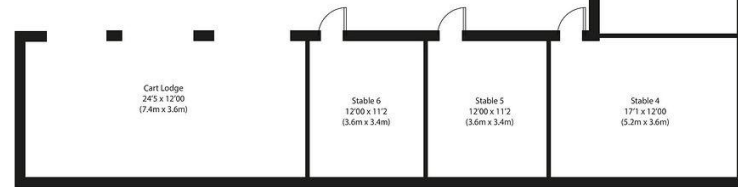
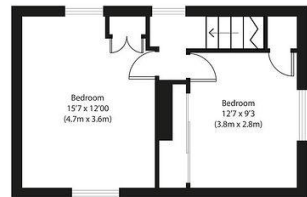
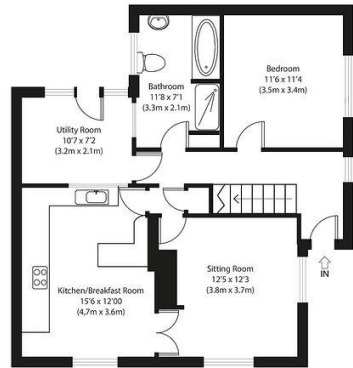
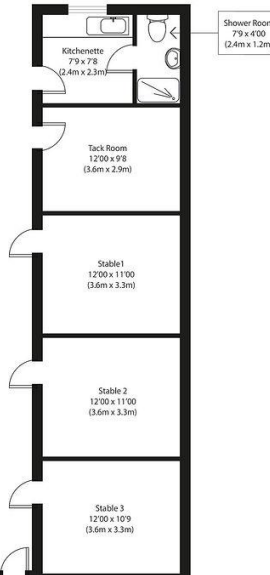
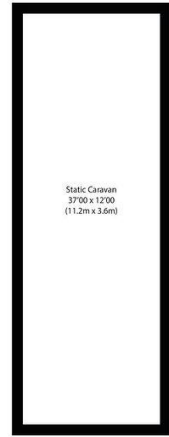
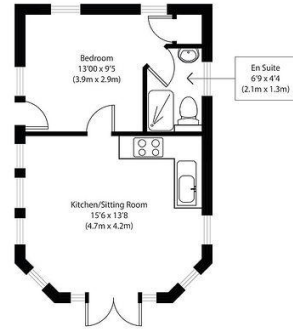
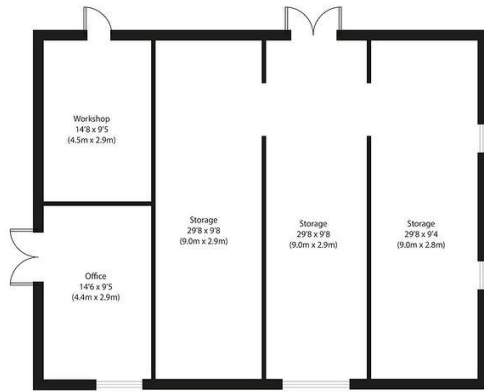
For those with children, the area is served by several reputable schools, including Ardleigh St. Mary's Church of England Primary School and the highly regarded Colchester grammar schools. Additionally, the University of Essex is located just a short drive away.

The village itself boasts a local shop for everyday essentials, a post office, and a traditional pub, the Wooden Fender, which is a popular spot for locals. For nature enthusiasts and those who enjoy the outdoors, Ardleigh Reservoir and the surrounding countryside offer numerous walking and cycling routes.

This property's location in Ardleigh, with its blend of rural charm and convenience, offers a truly unique and enviable lifestyle.







Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 1160 sq ft (108 sq m)  
 Outbuildings 3385 sq ft (314 sq m)  
 Total 4545 sq ft (422 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.ajphoto.co.uk

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