



Peldon Road | Abberton | CO5 7PB

FINE & COUNTRY

# OVERVIEW

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Welcome to an enchanting property nestled on Peldon Road, Abberton. This stunning home effortlessly combines historic charm with modern convenience across its expansive 2,839 sq ft footprint.

The generous layout includes three spacious bedrooms, a well-appointed kitchen/breakfast room, and a cosy sitting room adorned with rustic beams and a classic fireplace. The garden room opens to picturesque outdoor spaces, perfect for entertaining or peaceful relaxation. Additional features such as a double garage, studio, and ample storage ensure practicality is met with style.

## STEP INSIDE

The ground floor offers a harmonious blend of space and rustic charm. Entering through the quaint reception hall, you're greeted by a cosy sitting room featuring exposed beams and a welcoming fireplace, perfect for quiet evenings. The kitchen/breakfast room is a charming space with wooden cabinetry, a water softener and a Rayburn that cooks but also fires the central heating and heats the water. Adjacent is the utility/boot room, providing practical storage and a secondary entrance.

The dining room, with its exposed brickwork and wood-burning stove, offers an inviting setting for family meals. Complementing these areas is a delightful garden room, seamlessly connecting the indoors with the lush garden, making it a wonderful spot for relaxation and reflection.

Leading to the first floor with three generously sized bedrooms, each exuding character with exposed wooden beams and charming period features. The master bedroom provides a cosy and intimate setting with views over the beautiful surroundings. The additional bedrooms are equally inviting, ideal for family, guests, or even a home office.

Conveniently located on this floor are a well-appointed family bathroom featuring a classic roll-top bath and a contemporary shower room, both providing a perfect balance of traditional charm and modern comfort.









# STEP INSIDE

“Four and a quarter centuries ago, as the Tudor dynasty ended, skilled carpenters and joiners erected the solid frame of Pete Tye House. On Common land, locally sourced mighty Elm trees and robust hedgerow timbers were hand felled and fashioned into a three-bayed hall typical of the period. Until early in the twentieth century, from Pete Tye House, generations of Yeoman farmers on the manorial roll of the Manor of Peete, farmed the land and we still unearth their agricultural artifacts in the garden. In the 18th century farming boom, a brick and timber extension were added, with two rooms above and a kitchen below. The upper rooms have been tastefully removed leaving their period timber framed partition. We now have a soaring-ceiling double height kitchen with chimney breast and Rayburn to complement. There is also a spacious utility room juxtaposed.

In the twenty-six years we have lived here, we have worked with Colchester Listed Buildings Department and architects to have designed and built a black, treated timber and oak two-storey double barn-style garage, tractor shed and woodstore. This is roofed with magnificent hand-made tudor-style clay tiles. Solar panels were added in 2010. We have all the drawings and planning permissions (recently lapsed) for a home office in the upper storey.

A light, warm, spacious, individually designed and hardwood constructed conservatory was built by Hall Brothers in 2010. Successively, Hall Brothers have replaced window frames with white stained hardwood. Most recently in 2025, the kitchen and utility room frames were replaced and a back entrance stable door custom made and fitted. Located in a half-acre plot, Pete Tye House, has garden on all aspects with room for many vehicles: cars, a boat, trailers, and motorhome/caravan.

Colin Ridgewell and sons (Sible Headingham) have successively laid Indian Sandstone patios and brick pathways to ensure private spaces in which to relax. We garden with nature and espouse Beth Chatto's philosophy of 'Right plant, right place'. Thus, the garden is robust in the face of climate change requiring the usual grass and hedge cutting.

We have loved living in Abberton with its friendly supportive community; varied social activities; community village shop; Primary School; regular bus route to Colchester and Mersea, plus reservoir, woodland and nature-reserve walks. We are however getting older. We have made Pete Tye House into a 21st century home, but the time has come to hand on to others and trust that Pete Tye House will be standing for another four and a quarter centuries.





# OUTSIDE

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The grounds and gardens offer a breathtaking mix of natural beauty and functional space. As you approach the property, a welcoming driveway lined with lush greenery leads you to the charming facade of the house. The expansive lawn at the rear is enhanced by well-maintained beds and mature trees, providing a serene backdrop for outdoor activities.

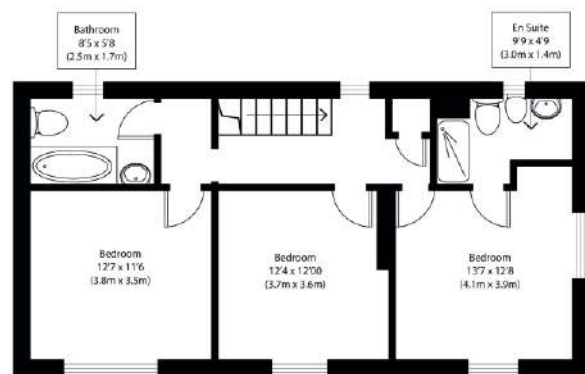
A beautifully crafted wooden gate adds a rustic touch, while the separate studio and garage offer practical additions for storage or creative pursuits. The gardens are a haven for relaxation, making them an ideal setting for gatherings or quiet reflection amidst nature.

# LOCATION

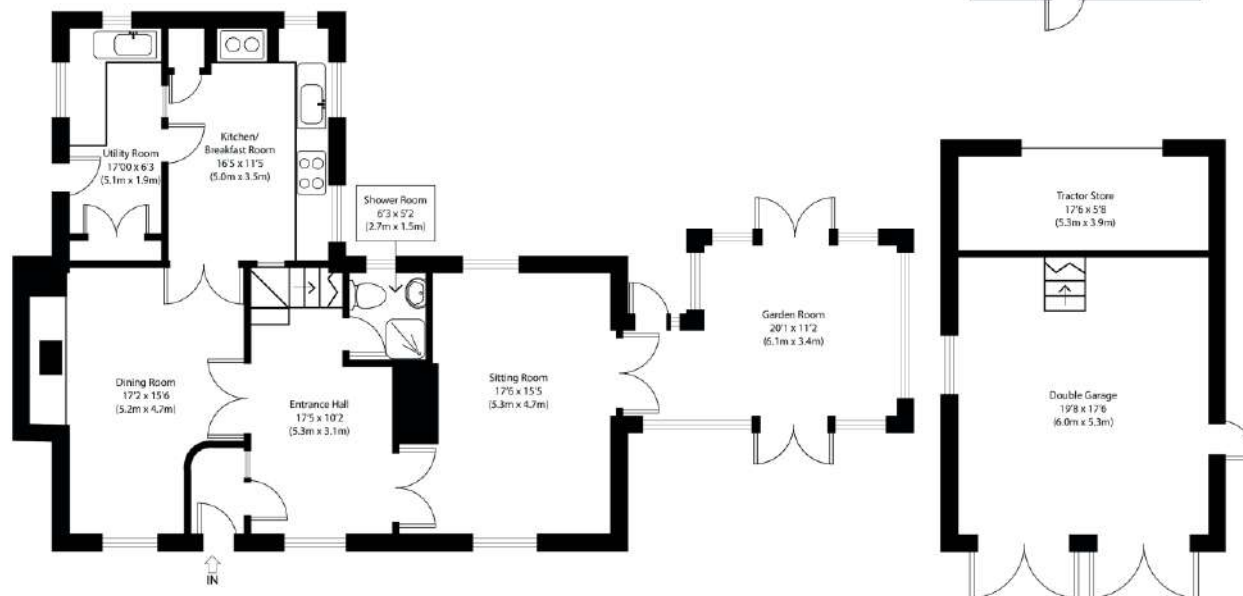
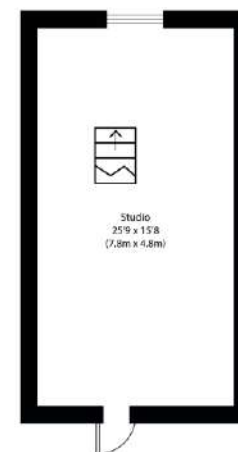
This charming property is ideally situated on Peldon Road in Abberton, offering a perfect blend of rural tranquility and convenient access to local amenities.

The village is nestled in picturesque countryside, providing beautiful walking and cycling opportunities. Nearby, the historic town of Colchester, just a short drive away, boasts a wide range of shops, restaurants, and cultural attractions.

For commuters, the property is well-connected with train services from Colchester station offering direct links to London Liverpool Street, making it an excellent choice for those seeking a peaceful home with city accessibility.



First Floor



Ground Floor

Approximate Gross Internal Area  
Main House 1910 sq ft (177 sq m)  
Outbuildings 945 sq ft (88 sq m)  
Total 2855 sq ft (265 sq m)

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RICHARD SEELEY  
SALES MANAGER

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