



The Cross, Wivenhoe | CO7 9QN

FINE & COUNTRY

SELLER INSIGHT

“ We have lived in Ropery House since 2010, and it has been a wonderful home. The house was built in 1720, just at the start of the Georgian period, and this gives it its character. Wivenhoe had a ropery in the 1700s and 1800s, and our house was its owners' home, so it is tied into Wivenhoe's history. It was originally built as one house before being extended and transformed into two during Edwardian times.

Our predecessors restored it to a single dwelling, and it has been used as one for about 25 years now. So, it feels like one house inside but has space and flexibility due to its extension.

This house has allowed our family room to breathe, and for us, this was its USP when we bought it. Having that space has been a privilege. There was no compromise on who had to have a small bedroom. The house also easily accommodated our changing needs over the years – providing playrooms, home offices and additional bedroom space. All of this in a beautiful, historic home.

Our children grew up here – they were two and four when we moved in - and we all have incredible memories. From playing in the garden to large BBQs; from family dinners to gatherings of friends. The house has adapted to it all.

Wivenhoe has also been a great place to live. We can easily walk to the station, the woods, and the river. Our location also allows us easy access to shops, pubs and both Wivenhoe schools.

We have loved this house and will miss it. But it is now time for someone new to love it and we are looking forward to handing it on.

* 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

Welcome to this remarkable Grade II Listed residence, a home echoing the charm of its storied past with an elegant red brick façade. Once the dwelling of the owner of the local rope works, this historic property spent much of its life as two distinct homes before being thoughtfully merged back into one large and versatile abode.

The reception rooms in this elegant home offer an inviting blend of character and versatility. The ground floor features two spacious sitting rooms, perfect for both relaxing and entertaining, with ample natural light enhancing their warm ambiance. Adjacent to one is the dining room, ideal for family meals or special occasions. There is also a garden room, great for relaxing and looking out onto a garden featuring many plants found in warmer climates.

The sitting room provides a cosy, intimate atmosphere, making it perfect for family gatherings or quiet evenings. Complementing these spaces is the formal dining room, exuding charm and sophistication, ideal for hosting dinner parties or special occasions.

Thoughtfully arranged, the kitchen features modern appliances seamlessly integrated into the cabinetry, maintaining a sleek and uncluttered look. It also has a walk-in pantry. Overall, this kitchen is a welcoming heart of the home, combining functionality with aesthetic appeal. Completing this floor there is a w.c, and a utility room/ shower room adding functionality and accessibility.

On the first floor, a split-level landing unveils five generously sized double bedrooms, accompanied by two well-appointed bathrooms. Continue to the second floor to find two sizeable attic rooms, offering additional bedroom/study space.

This distinguished home elegantly balances its historic character with modern adaptability, presenting an exceptional opportunity to own a piece of history while enjoying all the comforts of contemporary living.



STEP OUTSIDE

The garden is a tranquil oasis, perfect for both relaxation and entertainment. Expansive and lush, the lawn is bordered by mature trees and vibrant shrubbery.

At one end a charming patio area provides an ideal spot for al-fresco dining. This versatile outdoor space offers ample room for gardening enthusiasts.

LOCATION

Situated in the friendly waterside town of Wivenhoe, the property location offers the perfect blend of peace and convenience. Close to local shops and cafes, with a railway station for easy travel to the Essex Sunshine Coast and London Liverpool Street., it's ideal for those who enjoy a vibrant community life.

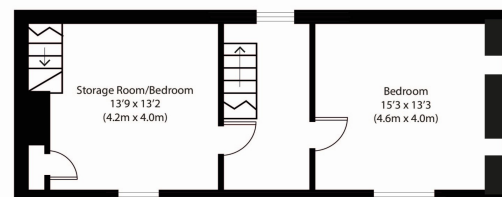
Just a short drive to Colchester, you'll have access to a wide range of restaurants, shops, and cultural attractions. Enjoy the tranquillity of Wivenhoe with all the amenities of Colchester nearby.



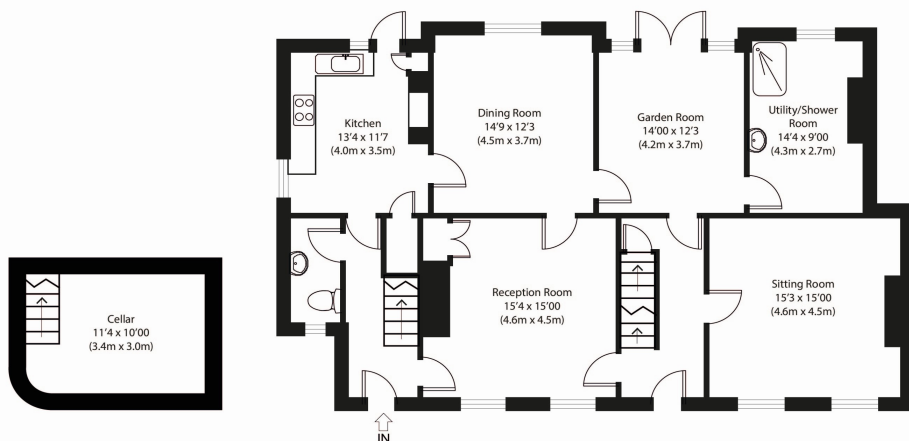
Approximate Gross Internal Area 3305 sq ft (307 sq m)

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.photohausgroup.co.uk

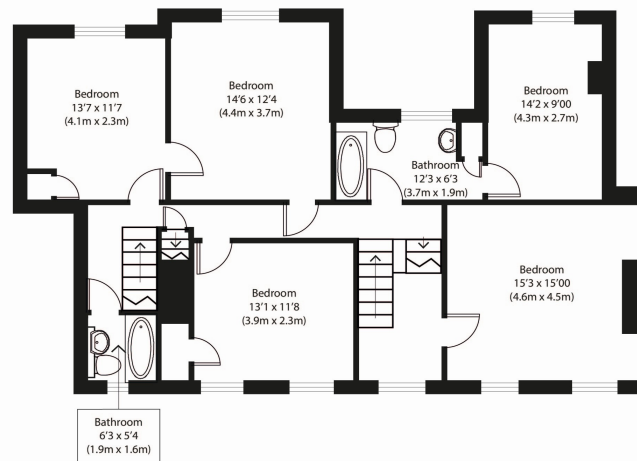
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Second Floor



Ground Floor



First Floor

RICHARD SEELEY
SALES MANAGER

Fine & Country Colchester on



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 Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed

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