



Church Lane | Beaumont | CO16 0AZ

FINE & COUNTRY

OVERVIEW

Welcome to an extraordinary fusion of elegance and heritage in this impeccably stylish four-bedroom barn conversion.

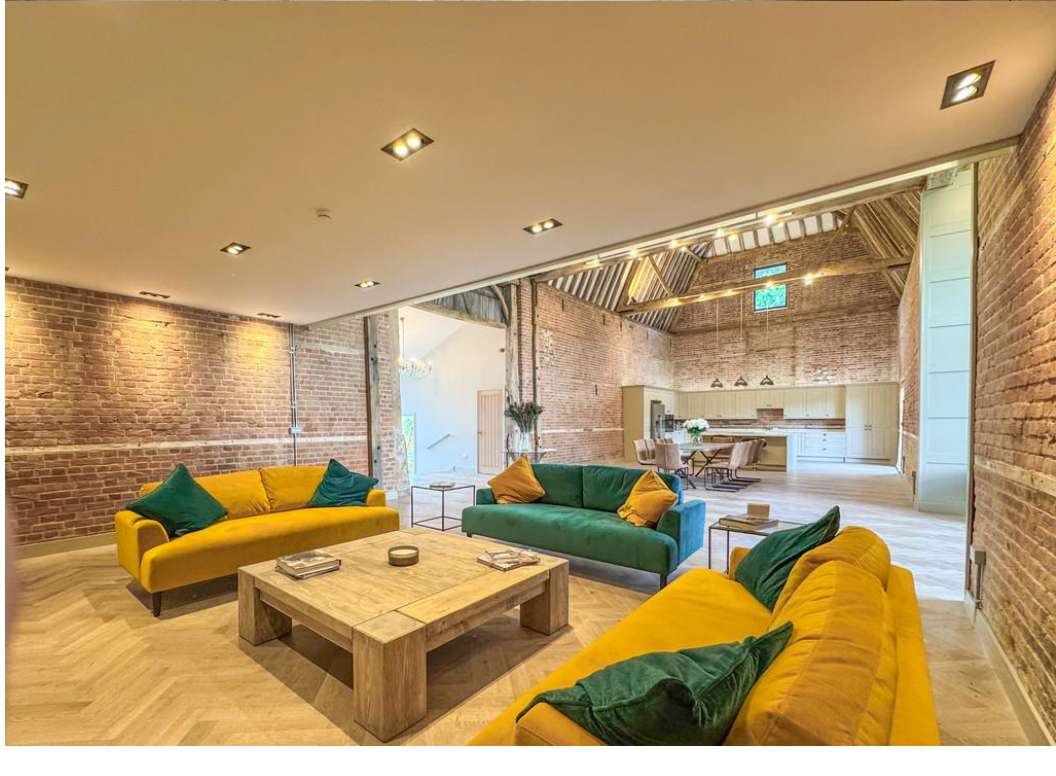
Encompassing an impressive 3,693 square feet, this property unveils a captivating kitchen-dining-living area, crowned by high vaulted ceilings that pay homage to its rich period features.

Offering a commendable degree of versatility, the barn boasts four generously sized double bedrooms, alongside a substantial mezzanine area.

This exquisite property is available for immediate occupancy, and with an exciting Stamp Duty incentive available, we recommend an early viewing.

* 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

Enter a realm of refined living, where every detail has been meticulously curated. The entrance is adorned with tiled flooring and elegant hardwood steps leading to the principal living quarters. Flanking this grand entry are doors that open into charming bedrooms, while another set discreetly reveals a capacious store cupboard and utility room. Continue seamlessly through a distinguished archway into the Kitchen-Dining-Living Hall, which boasts a breathtaking 30-foot-high vaulted ceiling. This spectacular space serves as the heart of the home, bathed in natural light from strategically placed high windows and a glazed apex, offering uninterrupted views of the west-facing rear garden. The rich herringbone hardwood flooring beautifully echoes the barn's rustic origins, enhanced further by thoughtfully positioned lighting.

A stately pair of glazed doors invites you to a rear terrace, harmoniously blending indoor and outdoor living. The kitchen, an exquisite showpiece in itself, features charming farmhouse-style cabinetry that provides expansive storage and accommodates dual ovens, a dishwasher, and a larder cupboard. Granite worktops extend along two sides, accentuated by an undermount dual butler sink and a cutting-edge boiling water tap. Central to this space is an island unit, topped with a granite surface, ample storage, and equipped with a Neff electric hob complete with a downdraft extractor fan.

The versatile study offers tranquil garden views and is enhanced by a partially vaulted ceiling. The utility room is characterised by dual-sided cabinetry offering extensive storage, integrated with a fridge/freezer, washing machine, and tumble dryer. Granite surfaces span two walls, complete with a brass butler sink, recessed ceiling lights, and an extractor fan.

Accessible from the entrance and cloakroom halls, the bedrooms feature glazed sliding doors that lead to a courtyard, enhancing both light and access. The cloakroom includes a conveniently placed w/c and wash basin set beneath a granite surface with a storage cupboard. The master bedroom features an en-suite flooded with light through dual pairs of sliding doors opening to the courtyard. It boasts a brick feature wall rising to the ceiling, a walk-in wardrobe, and access to the en-suite with a vaulted ceiling. Another bedroom is distinguished by an airy vaulted ceiling and an exposed brick wall enhanced by panelling, including a wardrobe and direct access to its stylish en-suite. Accessed from the main living area on the ground floor are two further stunning bedrooms, each with an en-suite and mezzanine area.



STEP OUTSIDE

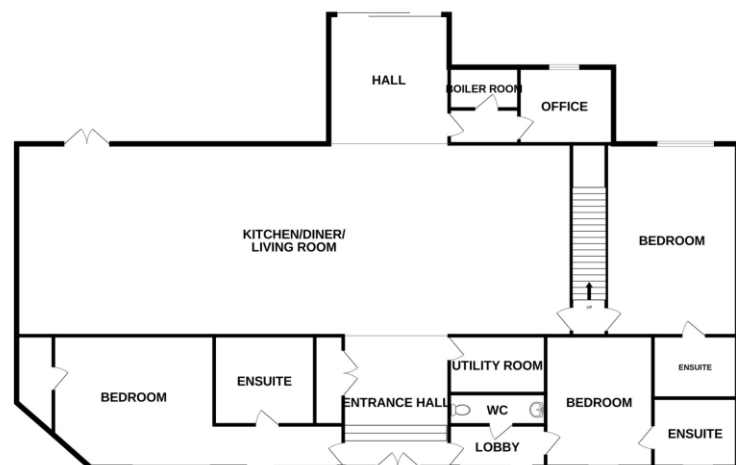
The rear of the property features an expansive garden, enclosed with post and rail fencing, close board panels, and hedges. The garden enjoys sunlight throughout the day, with mature trees providing shaded spots. A flagstone terrace offers ample outdoor seating, and a side access track leads to a spacious parking area for multiple vehicles. The property benefits from a timber-framed garden store equipped with power and lighting.

The cart lodge, a characterful brick-built structure, is located across the courtyard and includes a broad front entrance into a covered area, with additional storage space to the side.

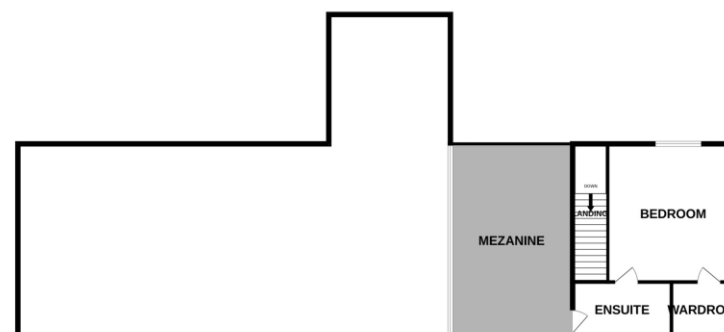
LOCATION

Nestled in a picturesque village, you'll find a charming community equipped with a playground and sports field. Nearby, the larger village of Thorpe Le Soken offers various amenities like convenience stores, several pubs, and a top-notch farm shop. The main towns of Colchester, Clacton, and Harwich are easily accessible, and train services to London Liverpool Street are available from Thorpe Le Soken, Wrabness, Mistley, and Manningtree, reaching the city in about 55 minutes.

GROUND FLOOR



1ST FLOOR



RICHARD SEELEY
SALES MANAGER

follow Fine & Country Colchester on



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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