



Coast Road | West Mersea | CO5 8NA

FINE & COUNTRY

SELLER INSIGHT

“Besom House, which is named after the adjacent Besom Creek, was built in about 1906 for the renowned artist, Arthur Briscoe. Arthur was best known for his etchings of marine scenes, particularly from the age of sail.

Its architect found fame in America designing many landmark buildings before he retired to Mersea designing several houses in Coast Road. He also worked with Edward Lutyens on War Graves Commission buildings. During World War II the house was occupied by one of the designers of the Mulberry harbours, the artificial ports towed to France to support the D-Day landings. This was one of Sir Winston Churchill's pet projects and he is reputed to have visited the Besom House

In the 1980's, the house became very dilapidated and was scheduled to be demolished to make way for a small block of flats. However, it was rescued by a local builder, who restored it to its former glory with modern plumbing, heating, electrics etc. The secluded garden is in beautiful cottage style. We have lived in this fabulous house for nearly 25 years and have decided to downsize.

It is sun-drenched and has views from almost every room onto the Mersea anchorage area which bustles with nautical activity from fisherman to sailing yachts to paddleboarders. It also enjoys proximity to the boatyards, the Yacht Club and numerous restaurants, but is not far from the town centre of West Mersea and so offers something for everybody.

We will miss the spacious living, but it is time to move 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

OVERVIEW

We are delighted to introduce this outstanding four-bedroom coastal home, which seamlessly combines historical charm with contemporary living. Situated on a corner lot, the home boasts stunning views of the Anchorage and Blackwater Estuary. Offering spacious and adaptable living spaces across three levels, this property is the ideal environment for a comfortable family lifestyle in one of the most desirable areas of Mersea Island.

STEP INSIDE

A storm porch leads you into the bright and inviting Garden Room, featuring a full-width bay window that provides a view of the front garden. The inner hallway, enhanced with wood flooring and traditional wood-panelled walls, establishes the character of the home. On the left, the impressive dual-aspect Sitting Room boasts high ceilings, a striking red brick fireplace with a wood-burning stove, and a raised section currently used as a library/study.

The spacious kitchen/breakfast room features a well-equipped design that includes a pantry and a large utility/boot room, with direct access to the garden and driveway. A separate dining room, flooded with natural light from its dual aspects and high ceilings, serves as an ideal setting for entertaining. A conveniently located cloakroom completes the ground floor.

As you ascend the stairs, a galleried landing leads to three generous double bedrooms and a family bathroom. The standout principal bedroom features a private balcony with stunning coastal views, a walk-in wardrobe, and an en-suite bathroom. An additional built-in cupboard off the landing offers practical storage space.

The second floor provides additional living space, flexible enough to serve as a bedroom or a studio. It features an en-suite shower room, access to eaves storage, and offers breathtaking estuary views.



STEP OUTSIDE

The property is perfectly positioned to offer both privacy and convenience. The private established garden includes a patio, lawn and summer gazebo.

A granite stone driveway provides ample off-road parking and leads to a detached double garage with an attached workshop, previously built as an office, offering potential for home working or additional storage.

LOCATION

West Mersea is a charming island town situated in Essex, renowned for its picturesque coastal scenery, seafood, and maritime heritage. It is surrounded by the North Sea and connected to the mainland by The Strood causeway, which can sometimes be covered during very high tides.

Access to West Mersea is primarily via The Strood, and the nearest major town is Colchester, about 9 miles away, which provides further road links to the A12 and beyond.

Mersea Island has its own primary school, while secondary school students travel to Colchester, which offers a variety of public and private schools.

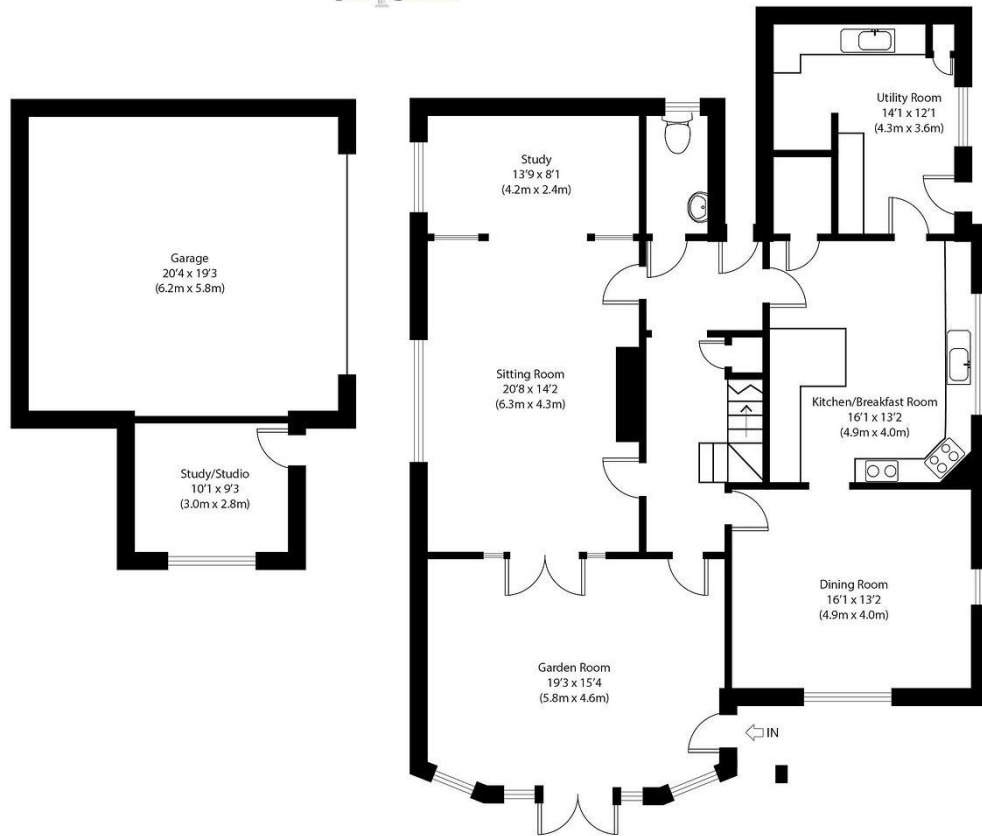
West Mersea is known for its vibrant community life, local events such as the Mersea Island Regatta, and its seafood, especially the locally cultivated oysters. The island provides ample opportunities for water sports, walking, and exploring nature, making it a popular destination for both residents and visitors seeking a coastal lifestyle.



Approximate Gross Internal Area
Main House 3065 sq ft (285 sq m)
Outbuilding 490 sq ft (46 sq m)
Total 3555sq ft (330 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.photosgroup.co.uk

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Ground Floor



Second Floor

First Floor

RACHELE WINN
ADMINISTRATOR

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