



Church Lane | Beaumont | CO16 0AZ

FINE & COUNTRY

OVERVIEW

Welcome to a charming residence nestled in the picturesque setting of Church Lane, Beaumont, CO16 0AZ.

This delightful three bedroom barn conversion seamlessly combines rustic charm with modern convenience, offering a perfect retreat for those seeking tranquillity and style.









STEP INSIDE

Upon entering the property, you are welcomed by a spacious hallway that leads to a generous kitchen/dining room. This standout feature boasts beautiful exposed wooden beams and a spacious, light-filled layout. Double doors open onto the garden, allowing natural light to flood the room, creating an inviting atmosphere perfect for both cooking and entertaining. Adjacent to the kitchen, a utility room provides extra storage and facilities, while a downstairs cloakroom adds further convenience.

The ground floor of this property seamlessly blends modern elegance with rustic charm. The living area, with its cosy yet contemporary ambiance, is enhanced by rich, neutral carpeting and large windows that invite an abundance of natural light. Underfloor heating manifolds ensure comfort and efficiency throughout.

Upstairs, the thoughtfully designed layout includes three cosy bedrooms, each featuring exposed beams and vaulted ceilings. The master bedroom offers an en-suite that combines ample space with soothing décor, while the luxurious bathroom boasts a freestanding bathtub and sleek fixtures, marrying functionality with a touch of indulgence.

Outside, step into a secluded courtyard, an ideal space for relaxation and gatherings. With its charming brick exterior and idyllic surroundings, this property exudes a warm and welcoming ambiance that is sure to captivate you.



STEP OUTSIDE

STEP OUTSIDE

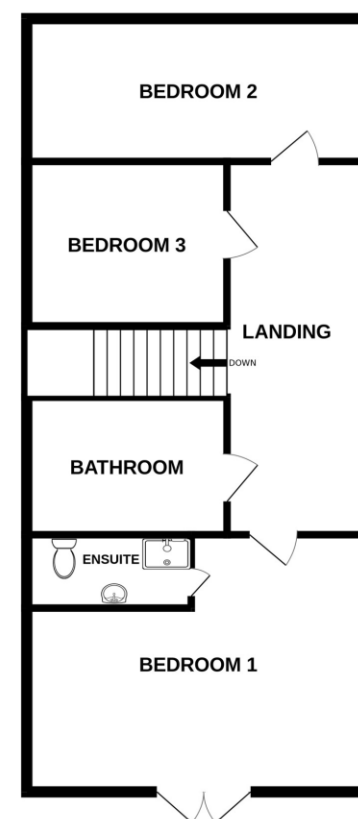
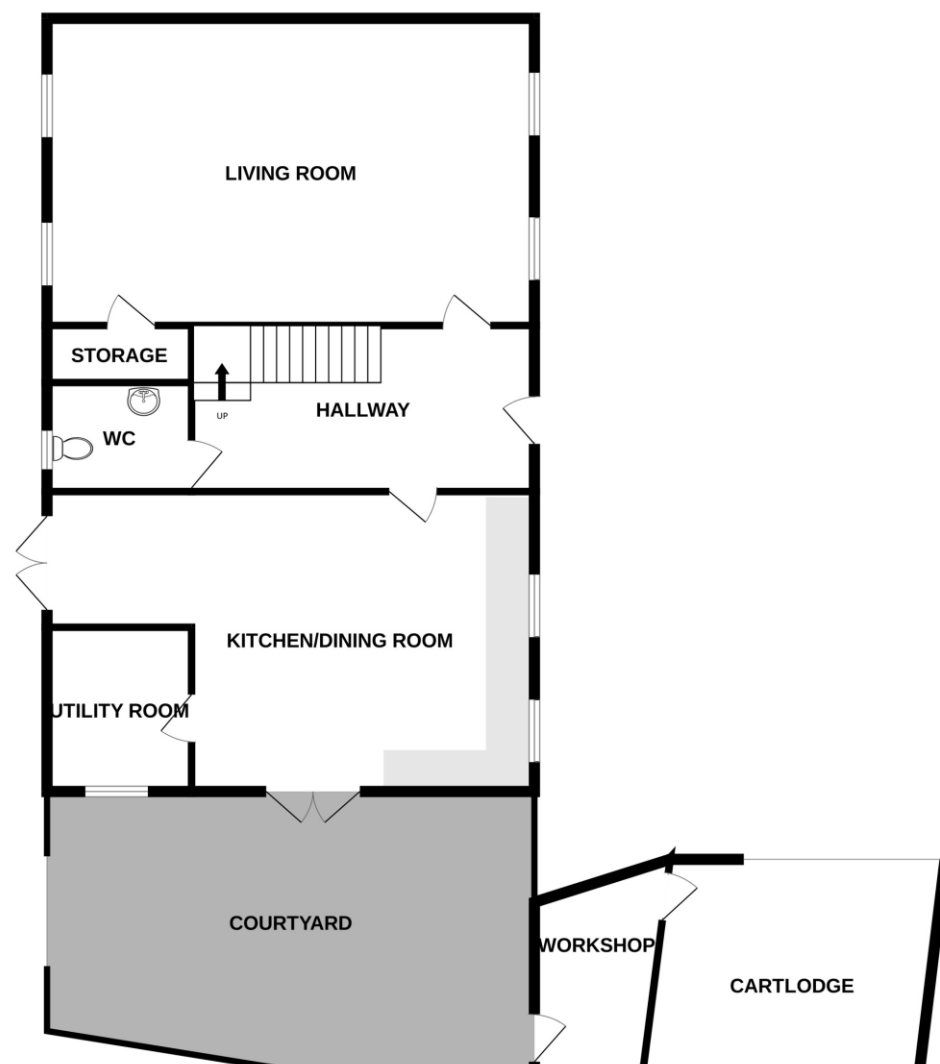
The property features a charming walled courtyard with rustic red brickwork, creating a cosy, private space. The smooth stone paving adds sophistication, perfect for gatherings or relaxation. Large sliding glass doors connect the indoors and outdoors, enhancing the flow of natural light and emphasizing space and tranquillity. Ample parking is to the front of the property within the charming courtyard. The property benefits from a cart-lodge and workshop providing extra storage and working space.

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



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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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