



The Folly | Wivenhoe | CO7 9DB

FINE & COUNTRY

SELLER INSIGHT

“ I have loved every minute living at Mudflats! It was a dream project of mine to take an unloved, dated set of 3 flats and realise its potential and turn it into a striking home on Wivenhoe's beautiful waterfront. Months and years of blood, sweat and tears went into the refurbishment, but as a reward I feel I created something unique and with views that I still marvel at today. There is nothing better than sitting and watching the boats, gigs and paddle boarders on the river when the sun is shining, with a cup of coffee in hand. I wanted to make a home fit for the 21st century so went the extra mile by installing underfloor heating throughout, which is a real luxury and so nice on your feet in winter!

The house is also fully smart home automated, including voice controlled lighting, blinds, heating and smoke detection, which I love. There's very little road traffic nearby which makes it a peaceful location, but you still get the buzz of walkers and biking and people milling around enjoying the quay front and wet dock area (the side viewing window on the top floor is great for people watching!). The house has the benefit of parking and a sun trap back garden, and a flexible space downstairs which we've used as bedrooms for guests, a playroom for our son and an additional home office.

It's time for Mudflats to become a special home for new owners - hopefully that's you!”

OVERVIEW

An exclusive opportunity to acquire one of Lower Wivenhoe's most desirable waterfront homes. This exceptional four bedroom property combines striking design with breathtaking views across the River Colne and towards Rowhedge. Recently restored and thoughtfully reconfigured, the home offers versatile living across three floors, blending contemporary elegance with practical functionality. Wivenhoe, crowned The Best Place to Live in the East of England 2024 by The Sunday Times, provides a vibrant lifestyle with excellent transport links, charming pubs, boutique shops, and riverside walks.

* 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

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This exceptional bespoke residence has been thoughtfully designed to offer flexibility and modern convenience, making it ideal for multi-generational living or as an income-generating opportunity.

The ground floor offers excellent potential for independent living as a self-contained two-bedroom apartment, finished with multi-zone underfloor heating throughout. This versatile space can be seamlessly incorporated into the main house or enjoyed entirely on its own. It includes a sitting room with tiled flooring, French doors opening onto a private courtyard garden, a rear window, and bespoke voice-controlled electric blinds. The kitchenette is fitted with units and worktops, an inset sink, shelving and storage, space for a fridge, and a tiled splashback, while a separate utility cupboard provides space for a washing machine and tumble dryer with vented extraction. There are two bedrooms, both with tiled floors, one of which benefits from a bespoke work or study area. A fully tiled shower room features a shower enclosure, enclosed cistern WC, ceramic wash basin, and a recessed storage area. Additional practical space is provided by an understairs plant cupboard housing the modern system boiler, unvented hot water cylinder, and underfloor heating manifold.

The first floor comprises two beautifully appointed bedrooms, including a luxurious master suite with a bay window framing stunning river views, a dedicated dressing area, and a stylish en-suite. This level is completed by a contemporary family bathroom fitted with twin sinks, a bath, and a walk-in shower.

At the top of the house is a spectacular open-plan kitchen, dining, and living space that forms the heart of the home. Vaulted ceilings and abundant natural light create a wonderful sense of space, while sliding doors open onto a private balcony with sublime views across the river and towards Rowhedge. The bespoke kitchen features solid oak worktops, a central island, integrated appliances, and a walk-in pantry. The living area has a loft-style feel with defined seating and dining zones, a bespoke office space, and four Velux roof windows, all complemented by tiled flooring with underfloor heating, large sliding doors to the balcony, and panoramic views beyond.

The property benefits from voice-controlled lighting, electric blinds, sockets, heating, and fire detection system, plus hard-wired Ethernet ports throughout.



STEP OUTSIDE

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The rear courtyard garden is a private haven, enclosed by fencing and thoughtfully landscaped with raised beds, a pergola, and patio seating areas. Two storage sheds, smart home sockets and lighting, and a discreet bin store add convenience. To the front, a block-paved driveway provides off-road parking and gated side access.

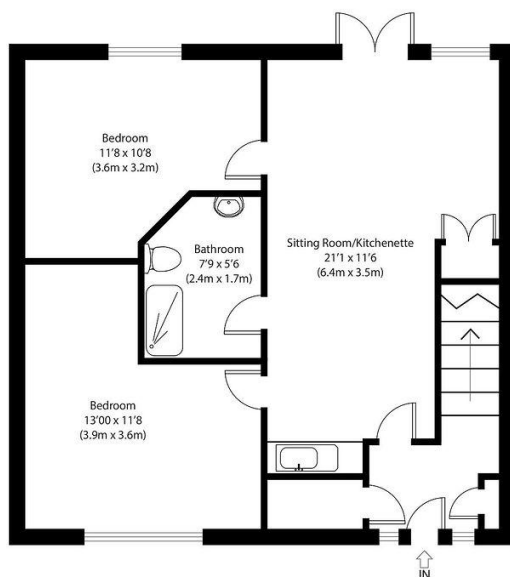
LOCATION

Lower Wivenhoe offers an enviable lifestyle by the water's edge. Enjoy picturesque walks along the River Colne, sailing adventures, and a thriving community atmosphere.

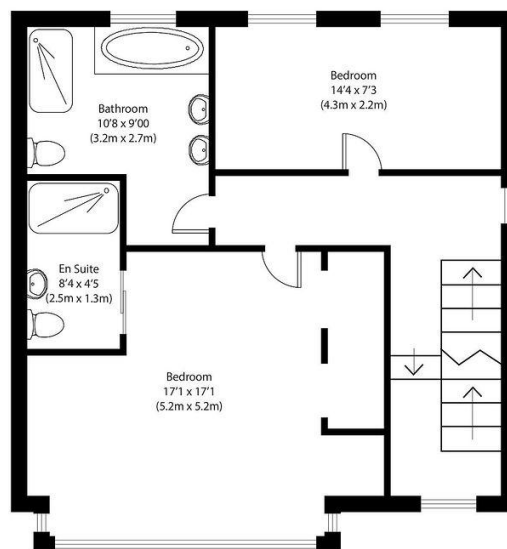
The town boasts an excellent selection of pubs, restaurants, and independent shops, while the mainline station provides direct links to London Liverpool Street in just over an hour.

Wivenhoe has two primary schools, including Millfields Primary School, which is rated Outstanding. While there is no major secondary school within Wivenhoe itself, many families choose nearby Colchester for secondary education, where there is a strong choice of well-regarded state and selective schools. Higher education is also close at hand, with the University of Essex's Colchester campus located on the edge of Wivenhoe Park, making it easily accessible for students living locally.

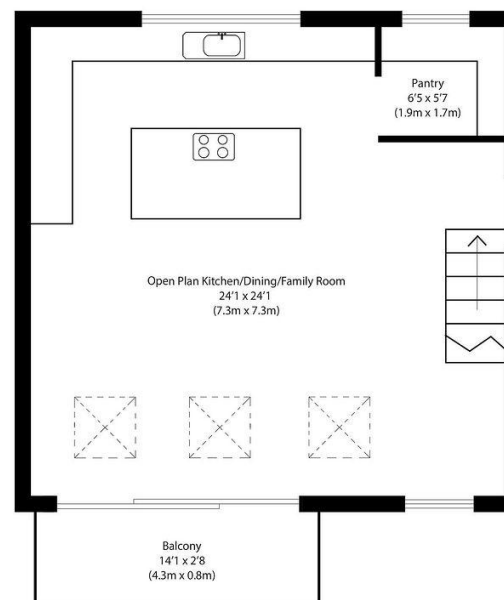
With its blend of natural beauty, cultural vibrancy, and superb connectivity, Wivenhoe is truly a place to call home.



Ground Floor



First Floor



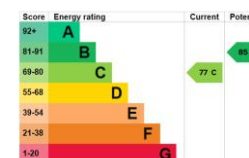
Second Floor

Approximate Gross Internal Area
1840 sq ft (171 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.
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RICHARD SEELEY
SALES MANAGER

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