



Grier & Partners
— LAND AND ESTATE AGENTS —

SUNSET COTTAGE, GASTON STREET, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6SS
ASKING PRICE OF £595,000





INTRODUCTION

A beautifully renovated and stylishly presented detached period cottage with many original period features and much character, the cottage now combines charm, functionality and style. Offering tastefully presented accommodation comprising hall, living room with open fire, luxurious kitchen/dining room, cloakroom, utility room, three first floor bedrooms and bathroom, private rear garden, garage, garden room/home office, shed and off road parking for a number of cars.

INFORMATION

Understood to have origins in the 1700's with a later addition, this unlisted detached period cottage constructed of part timber-frame and part block and render with a mansard roof, has undergone a programme of improvements and renovation by the current vendors - the quality and attention to detail is immediately apparent. Work has included replacement double glazed windows with bespoke shutters, a recently installed gas fired Worcester boiler (fitted August 2025) serving the heating and hot water, replacement bathroom and cloakroom with Burlington suites, a stunning refitted kitchen, re-landscaped garden - to name but a few. Viewing is highly recommended to appreciate all that this property offers.





EAST BERGHOLT

Has the benefit of a good range of local facilities including a newly opened large Coop with post office, chemist, GP surgery and medical centre. The village also benefits Parish, Congregational Churches and many local associations.

The village provides excellent educational facilities from pre-school, Primary school and High school with access to sixth form colleges in Colchester and Ipswich. There are also several Private schools in nearby villages throughout the area all with great reputation.

East Bergholt also provides ideal transport links being only a few minutes drive to the A12 linking to the M25 to London and A14 to the North. Stansted Airport is also easily accessible being approximately an hours journey by car, direct national express busses can also be used from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour into London Liverpool Street.

There are a wide range of pubs, restaurants and cafes in the village offering a range of food and drinks. The Red Lion pub has been taken over by the Chestnut Group offering a range of drinks and food from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin influenced café offering a selection of amazing dishes with all sorts of different flavours, with a number of tables including a courtyard at the back, a lovely spot for a coffee. Further up the road you will find the Hare & Hounds and The Carriers arms, a couple of traditional cosy pubs with beautiful food and fine selection of classic ales.

The village benefits from a wide range of activities in and around the area. East Bergholt playing field is home to the East Bergholt football club, cricket club, bowls green and tennis courts. Nearby, you can find Constable Park – Café & Water Sports where kayaks, canoes and paddle boards can be hired and Live Fit Gym can be found only 5 minutes away in Manningtree.

The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty.

DIRECTIONS

From the A12 slip road, follow the B1070 towards East Bergholt for approx 1/2 and turn right onto Gaston Street where the cottage will be found on the left hand side.





SERVICES

We understand that the property has mains water, electricity, gas and drainage.

Council Tax Band - C

EPC rating - TBC

Local Authority - Babergh District Council - Tel: 0300 123 4000

Broadband and Internet - We understand that Ultrafast connection is available in the area (via Ofcom.com)

Mobile Coverage - We understand 5G is available via O2, Three, Vodafone and EE (via Ofcom.com)

Check the flood risk in the area - www.gov.uk/check-long-term-flood-risk

AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

HALLWAY

Wooden front door with viewing panel leads into the hallway with a windows to the side, stairs to first floor, radiator, tiled floor, solid oak doors into cloakroom and living room.

LIVING ROOM

16' 11" x 13' 5" (5.16m x 4.09m) Two windows to the front, abundance of exposed beams, brick open fireplace with oak beam over and tiled hearth , understair cupboard, door to :

KITCHEN/DINING ROOM

130' 10" x 12' 5" (39.88m x 3.78m) A stunning and extensive range of fitted wall, base and drawer units with Samsung Radianz quartz worktops, integrated dishwasher, electric range-style oven with five-ring gas hob, extractor hood, 1 1/2 bowl sink unit with mixer tap and Quooker tap, wine cooler, built-in coffee machine, built-in microwave/oven, display cupboards with lighting, water softener, solid oak flooring and aluminium bi-folds leading out rear garden.

UTILITY ROOM

7' 10" x 6' 5" (2.39m x 1.96m) An equally stylish room with window to the side, Worcester boiler (fitted August 2025), range of fitted units, granite work top, feature radiator, space for washing machine and tumble dryer, Butler sink, solid oak flooring, high level shelving and stable door to outside.

CLOAKROOM

window to the side, Burlington suite comprising high level WC and wall mounted wash hand basin, feature radiator.



ON THE FIRST FLOOR

LANDING

Stairs with a bespoke metal hand rail rise to a half-landing with door to Bedroom 2 and continue up to the main landing with a small door into loft storage area, opaque window to the side and a further loft hatch.

BEDROOM ONE

10' 6" x 9' 7" (3.2m x 2.92m) Steps from the landing lead down into this roof with exposed beam, window to the front and side, TV wall bracket.

BEDROOM TWO

9' 8" x 9' 2" (2.95m x 2.79m) Wooden door, double aspect windows, low level radiator, space for inset TV and sound bar.

BEDROOM THREE

10' 0" x 6' 0" (3.05m x 1.83m) Currently utilised as a dressing room with window to side and radiator.

BATHROOM

9' 10" x 5' 0" (3m x 1.52m) An elegant bathroom with panelled walls, Burlington suite comprising low level wc, roll-top bath with mixer tap and shower attachment, vanity unit with sink and wall lights over, heated towel rail.



OUTSIDE

Sunset Cottage is approached over a gravelled drive leading to the garage. An entrance gate to the front opens onto a old cobbled pathway which leads to the front door and a shingle path continues along the front to the side and runs partially along the side wall. The property is set behind a woven fence with bespoke wooden boxes for log and coal storage. A further wooden gate and cobbled pathway leads to the rear garden.

The rear garden is set behind a willow-weave fence and has much to offer including an outdoor shower set behind a wooden screen, space for a hot tub, astro-turf, an attractive patterned tiled path which leads from the gate passing along the side and spans the rear of the property to a wooden decked bbq area.

The SINGLE GARAGE of block construction under a pitched roof, comprises wooden doors into the garage space (approx 14'10" x 8'4") with storage over, Velux roof-light, power and light and a door through to a GARDEN ROOM/OFFICE (approx 9'6" x 8'3") with panel radiator, recessed lights, power and bi-fold doors into the garden). GARDEN SHED/STORE (approx 8'11" x 4'8") with shelving and storage space.

NOTE - We understand that planning permission had been granted for the outbuilding to be converted into an annexe but this has since lapsed.

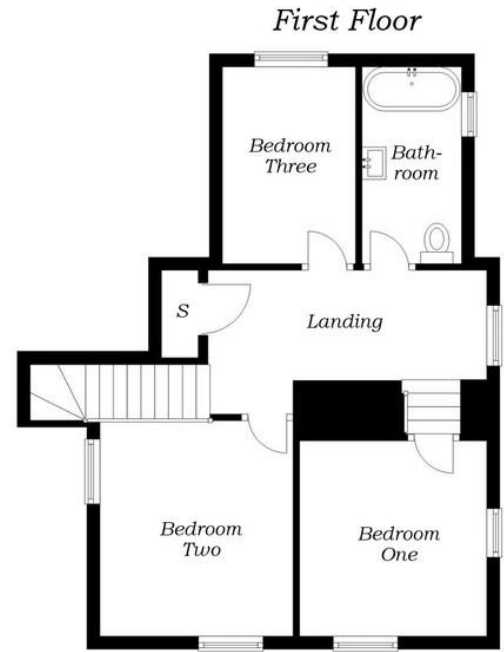
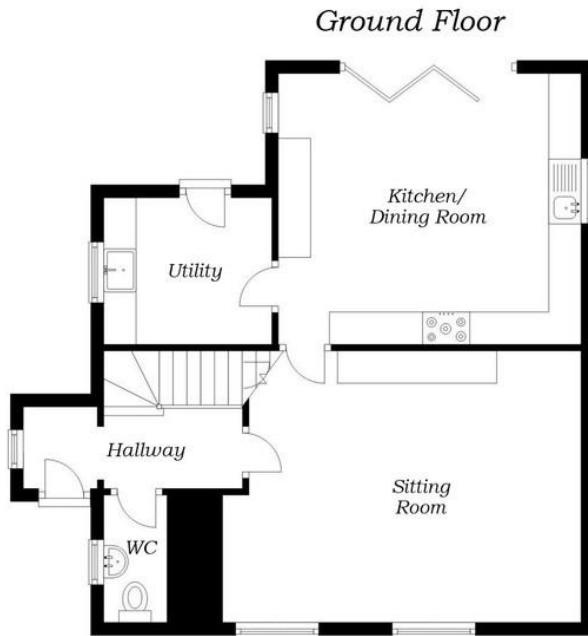
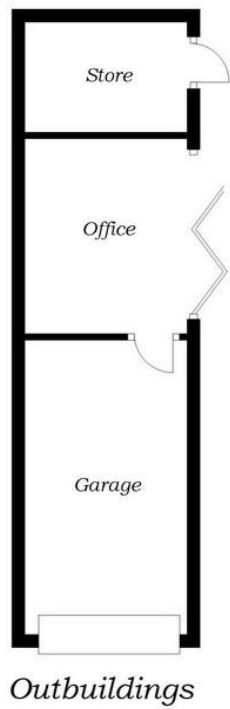






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EPC graph pending.....