



## Little Bromley

Stunning Grade II Listed Barn with a walled garden, triple garage, and self contained annex.

Guide price £700,000

# Shop Road

Little Bromley, Manningtree, CO11



- No onward chain
- Plot of over 1/4 acre stls
- Vaulted ceilings and period features
- Multiple receptions
- Self contained annex - 1,083 sq.ft
- Triple garage
- Excellent road access
- Walled garden
- Stunning barn conversion
- Semi rural location

## The Property

This stunning barn conversion perfectly combines rustic charm with modern living. The main house boasts three spacious reception rooms, some with impressive vaulted ceilings (5.5m) that add a sense of grandeur. With three generous bedrooms and a versatile study that could serve as a fourth bedroom, this home offers ample space for family living. Additionally, a self-contained annex provides independent living quarters, complete with its own bedroom, kitchen, living room, and bathroom—ideal for guests, extended family, or even as a rental opportunity. This property is the epitome of flexible, luxurious countryside living.

## The Outside

This charming listed walled garden offers a delightful blend of segmented spaces, each designed for relaxation and enjoyment. Mostly laid to lawn, the garden is divided into distinct areas, perfect for a variety of outdoor activities. A decked area provides an ideal spot for al fresco dining, while other corners invite you to bask in the sun throughout the day. This thoughtfully designed garden offers tranquillity and beauty in every season, making it a serene retreat within the property.

## The Area

Little Bromley is a quaint, picturesque village in the Tendring district of Essex. It lies 6 miles North East of Colchester and 2 miles South of Manningtree. Manningtree, Britain's smallest town, is a beautiful waterside town in North Essex with far-reaching estuary views, excellent local amenities and a vibrant community. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful and the transport links are excellent. Manningtree rail station has regular trains where you can be in London in an hour. Colchester, only slightly further afield offers an even greater array of entertainment/leisure facilities and high street stores. Little Bromley is also perfectly placed to explore Constable Country and the other lovely surrounding villages/ towns North East Essex has to offer.

## Further Information

Tenure - Freehold

Council Tax - Tendring Band G

Construction - Timber

Mains Water, Electricity, Sewerage

Oil Central Heating

Driveway from road is owned by neighbour and this property has vehicular access across it, leading to private gated driveway

Pedestrian access via separate gate from Shop Road

There is no onward chain







# Floor Plan

GROUND FLOOR  
1459 sq.ft. (135.5 sq.m.) approx.

1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 2130 sq.ft. (197.9 sq.m.) approx.

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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(82 plus)	A			(82 plus)	A		
(61-81)	B			(81-91)	B		
(49-60)	C			(69-80)	C		
(35-48)	D			(55-68)	D		
(29-34)	E			(38-54)	E		
(21-28)	F			(21-38)	F		
(1-20)	G			(11-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	