



13 High Street, Burnham-on-Crouch , Essex CM0 8AG  
Price £599,950

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents



**\*\*A Truly Exceptional Property Steeped in History!\*\*** Wymans is a rare and exceptional property located on the historic High Street of Burnham-on-Crouch, where opportunities like this are few and far between. This stunning four-bedroom cottage is not only ideally positioned but also rich in over two centuries of history, making it a unique gem in the heart of this charming riverside town. Originally constructed in 1785 by local merchant Richard Boughton, Wymans began life as a pair of cottages. As one of the oldest properties in Burnham, the building has stood the test of time and remains a testament to the area's heritage. The name 'Wymans' is a tribute to the Wymans oyster layings in the River Crouch, an area once owned by the Boughton family, further linking the property to the local community and its maritime past. In the early 20th century, the property was repurposed as a private school, adding yet another layer to its rich and fascinating history. As you approach the property, the eye-catching kerb appeal stands out, with its attractive Georgian architecture and prominent position on the High Street. From its front door, the home offers picturesque views of the nearby river, creating a serene backdrop for peaceful waterside living while being surrounded by the charm and history that Burnham-on-Crouch is known for.

**ACCOMMODATION:**

The spacious accommodation spans three floors, offering a flexible and functional layout while preserving the building's original character and charm.

**GROUND FLOOR:**

The property is introduced via a grand, spacious hallway that welcomes you in with its period features and sense of history.

A cloakroom/WC conveniently located off the hallway provides practical storage for coats, boots, or wet gear after a walk along the river.

The bright and airy lounge is an inviting space to unwind, complete with a wood burner that provides warmth and a focal point to the room, perfect for cooler evenings.

A large and elegant dining room provides ample space for hosting family gatherings, dinner parties, and celebrations, making it ideal for those who enjoy entertaining.

The heart of the home is the charming kitchen, blending both practicality and character. It offers generous storage and countertop space, making it an excellent environment for family meals and culinary creativity.

A separate utility room is conveniently located, offering additional storage and space for laundry tasks.

**UPPER FLOORS:**

The upper floors of Wymans house the four spacious and well-proportioned bedrooms, each offering a comfortable and peaceful space with plenty of natural light. The property also benefits from a family bathroom and additional functional rooms that enhance the overall living experience. Each room has been designed to maximize both comfort and style, while maintaining the unique period features that give the home its distinct character.

**EXTERNAL FEATURES:**

Outside, Wymans enjoys a charming courtyard garden, which adds an additional outdoor space perfect for relaxing and al fresco dining. The property's prime position offers stunning views of the River Crouch, adding a peaceful waterside aspect to the property's enviable location. The Georgian architecture of the home, coupled with the scenic surroundings, provides an idyllic setting that seamlessly combines the best of historic charm with modern comfort.

**LOCATION:**

Nestled within the heart of Burnham-on-Crouch, Wymans is ideally located to enjoy the town's thriving community and picturesque riverside views. With a rich maritime heritage, Burnham is known for its scenic beauty, local shops, cafes, and excellent transport links to nearby towns. The peaceful riverside setting offers a perfect balance of tranquility, while still being close to local amenities.

Viewing is highly recommended to fully appreciate the unique history, character, and charm of this exceptional property. With its prime location, historical significance, and tranquil waterside living, Wymans offers a rare opportunity that is not to be missed.

**TENURE & COUNCIL TAX:**

The property is being sold freehold and is council tax band F.

**AGENTS NOTE:**

It is our understanding from our clients that a garage locally has been rented at the cost of a peppercorn rent, which we understand will offer the option to be carried on to any potential buyer of the property.

**AGENTS NOTES:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING & REFERRALS:**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

