

**Harwich Road, Great Bromley
CO7 7JQ
Guide Price £500,000-£550,000
Freehold**





- DETACHED PERIOD COTTAGE
- PART FINISHED PROJECT with REFURBISHMENT POTENTIAL
- LARGE ORANGERY
- THREE LARGE OUTBUILDINGS
- SUBSTANTIAL PLOT 0.69 ACRE (sts)
- FIELD VIEWS
- KITCHEN
- OFF ROAD PARKING
- CLOSE TO WIVENHOE & ARLESFORD TRAIN STATIONS
- COUNTRYSIDE LOCATION

**** OUTSTANDING INVESTMENT OPPORTUNITY ****

This individual farmhouse cottage sits in a plot just over 2/3 acre (sts) with farmland views to the side and rear. The cottage has been extended over the years and is in the midst of further re-development, it is an ideal opportunity for the self-build handyman to fully realise the potential of this house.

A viewing is strongly recommended to see first hand the layout and footprint of this home so you can start to understand the future possibilities which a great imagination and some building skills could result in. Set within the expansive grounds are three outbuildings, two of which have power, running water and drainage which are able to facilitate a multitude of uses (stp).

There is plenty of potential for landscaping, gardening, or even extending the property, subject to the necessary consents.

Ideally located close to both Wivenhoe and Alresford train stations which have direct links to London Liverpool Street and just a 5 minute drive to the A120 with access to the A12 and A14.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed wooden entrance door to front, tiled flooring, two radiators, exposed brickwork.

KITCHEN

17' 10" x 11' 9" (5.43m x 3.58m)

Door to side, three Velux style roof lights, open plan into Orangery, tiled floor, wall and base units, sink/drain, space for cooker.

ORANGERY

45' 3" x 14' 8" reducing to 6' 9" (13.78m x 4.47m reducing to 2.06m)

Doors to side aspects, windows to side and rear aspects.

SNUG

9' 6" x 7' 7" (2.89m x 2.31m)

Wood flooring, feature fireplace housing a log burner.

COAT CUPBOARD

4' 8" x 6' 2" (1.42m x 1.88m)

Wood flooring

LOUNGE

21' 8" x 17' 3" (6.60m x 5.25m)

Windows to side and rear aspects, flagstone tiled flooring, large Inglenook fireplace with Oak mantle and exposed brickwork.



CLOAKROOM

6' 4" x 2' 10" (1.93m x 0.86m)

Laminate flooring.

SHOWER ROOM

6' 11" x 4' 0" (2.11m x 1.22m)

UTILITY ROOM

13' 2" x 6' 4" (4.01m x 1.93m)

Window to rear aspect.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

FIRST FLOOR LANDING

BEDROOM ONE

11' 2" x 11' 1" (3.40m x 3.38m)

Window to front

BEDROOM TWO

11' 2" x 11' 2" (3.40m x 3.40m)

Window to front aspect.

BEDROOM THREE

10' 7" x 7' 10" (3.22m x 2.39m)

Window to rear aspect.

BATHROOM

10' 6" x 6' 8" (3.20m x 2.03m)

Window to rear aspect.

OUTBUILDING ONE

26' 5" x 13' 7" (8.05m x 4.14m)

Split into three rooms with electricity, water, drainage.

OUTBUILDING TWO

26' 6" x 17' 1" (8.07m x 5.20m)

Split into three rooms with electricity, water, drainage.

OUTBUILDING THREE

20' 0" x 14' 0" (6.09m x 4.26m)

With electricity.

GROUND

FRONT

Walled garden with off road parking.

REAR

In excess of 1/2 acre (sts), patio area, laid to lawn with mature trees and shrubs, surrounded by fields, three outbuildings, mobile home.

AGENT'S NOTE

The owners currently enjoy the permission of the landowner next door to use parking for 5-6 cars and a separate area for a log store - this is an informal arrangement.

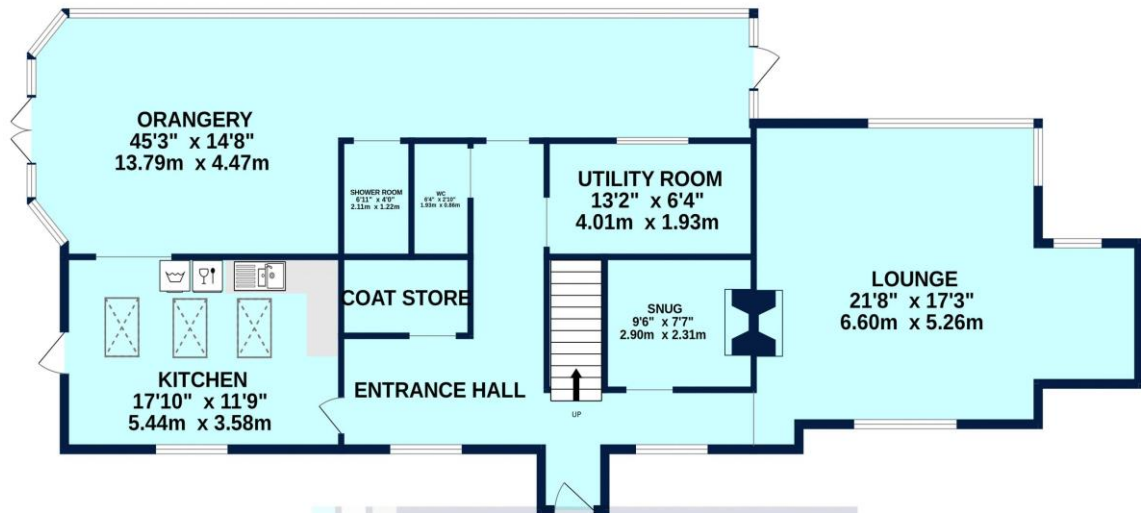






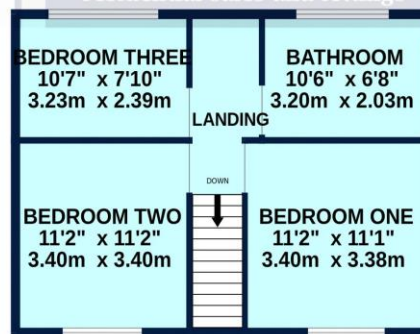
GROUND FLOOR

1569 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR

505 sq.ft. (46.9 sq.m.) approx.



HARWICH ROAD

TOTAL FLOOR AREA : 2075 sq.ft. (192.7 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.
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