



Friendship Hall  
The Street | Ramsey | CO12 5HW



# SELLER INSIGHT

“When we first took on the conversion project we choose to work with a talented local architect whose flair and Imagination we felt closely aligned with our own ideas on what constitutes living space. The brief was to preserve as much of the light and "Air" of the building, to not box in rooms and spaces and allow energy flow which has proved to always strike people on entering. Its very easy to install walls with Fenestration to bedrooms and cinema etc but we live in a open space as its what we are used to.

The Garden is a delight, an extra large room to sit, read, talk, eat, grow veg and flowers, it's a quiet village with lovely supportive Neighbours.

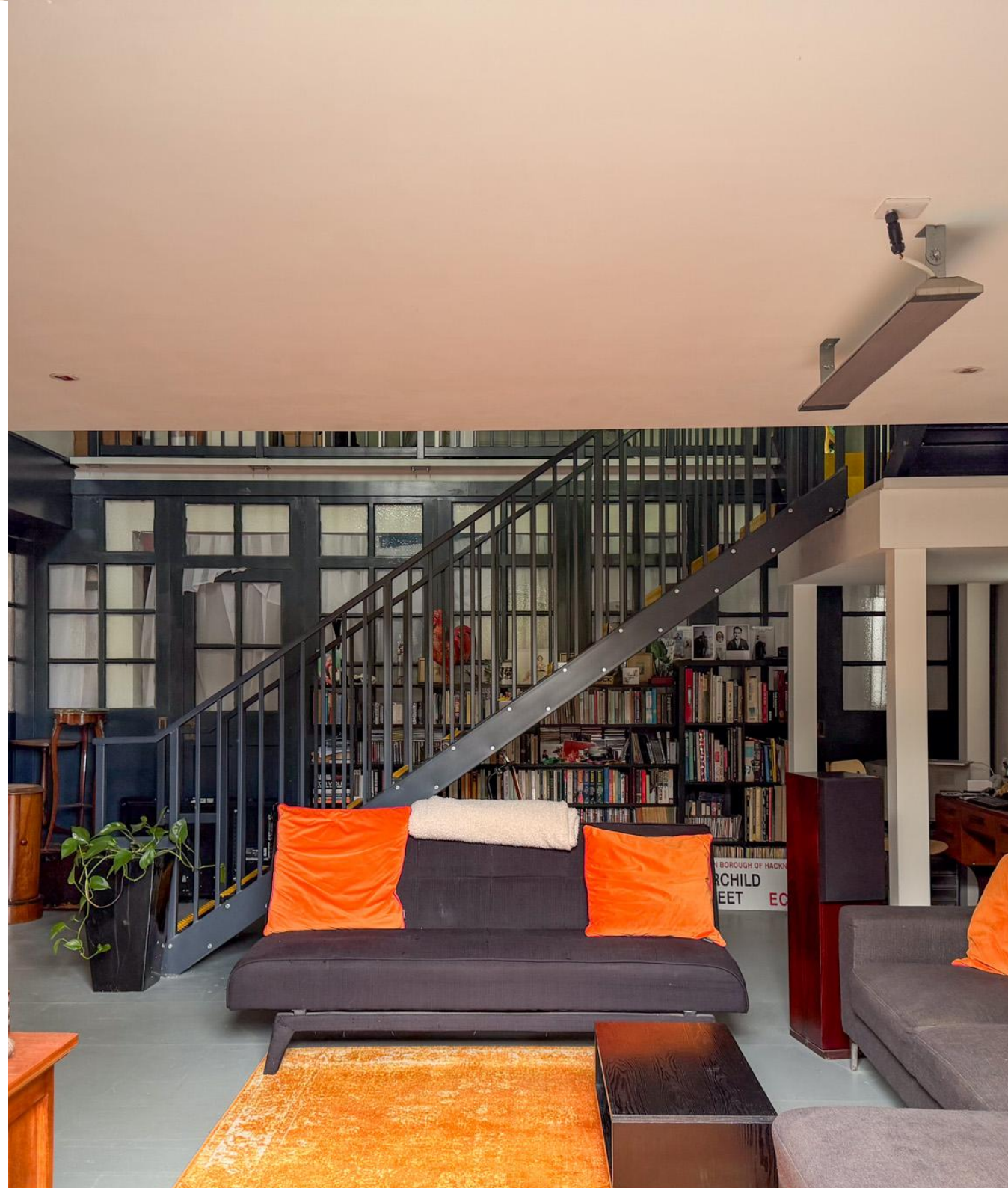
The quiet we enjoy here is a great relief from City life, the air is clean the light is great, the sky on a clear night is wonderful, sleep here is quiet and restful. Sitting majestically on a quiet corner of the Essex Way, Friendship Hall, the former chapel and Sunday School that served the local community of Ramsey for 100 plus years, is much loved by the local congregation and the villagers alike. We have, for the last nine years, proudly been the custodians of this remarkable building and have lovingly transformed it from a place of worship into the home It is today. Generously supported by those who had a vested interest in the chapel itself, we created a home that remains true to the nature of the building.

Surrounded, as it is, by areas of outstanding natural beauty, we are a stones throw from Copperas Woods Nature Reserve and the beautiful Stour Estuary in one direction and the wild waters of Earlham beach in another. The landscape is made for walking and meeting people on the Essex Way who have almost completed the 80 mile trot from Epping Forest has been such an unexpected joy.

The Essex Way is along our North wall and leads to walks through areas of outstanding natural beauty, we often walk to Wrabness and the River Stour, the Greyson Perry house and Stour Woos and Bird hides. In the other direction, East, one can walk to 4 different styles of beach's from busy to very quiet within 45 mins, if one were to drive 45 mins at least 5 beaches are in easy reach, Frinton, Walton, Holland Brightlingsea Clacton etc and the coast of Suffolk is only a tiny bit further by car. Constable country, North Essex and Suffolks most beautiful villages , Dedham, Bury St Edmunds, Woodbridge , Aldborough, Walberswick, Snape, all within easy reach.

The village pub has a beautiful garden that welcomes campers in the summertime and is a hub for locals, a great place to get to know your neighbours. Ramsey is a very welcoming village and we have formed bonds and friendships that will last a lifetime.”

\* 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

## Friendship Hall

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### OVERVIEW

A striking three-bedroom former chapel conversion in Ramsey, offering a truly individual layout with dramatic proportions and unique architectural detailing. Featuring a spacious kitchen/family room, separate living room and stunning mezzanine floor, this one-of-a-kind property beautifully blends historic character with contemporary open-plan living.

### STEP INSIDE

The entrance hall sets the tone with an immediate sense of character, leading to a generous kitchen/family room that forms the heart of the home. This impressive space is flooded with light, enhanced by distinctive arched windows and an open, sociable layout suited to both everyday living and entertaining.

A separate living room provides a more intimate setting, with ample space for relaxation. The ground floor bedroom offers flexibility, whether used as sleeping accommodation or an additional reception space.

Also on the ground floor are a well-appointed modern and stylish bathroom and separate shower room.

The architectural staircase is a real feature, rising to the first floor where the sense of space continues. A mezzanine level overlooks the main living area below, creating a dramatic void and enhancing the home's unique design. Two mezzanine bedrooms sit either side, each enjoying elevated views and a distinctive feel, alongside a balcony space that connects the levels beautifully.



# STEP OUTSIDE

## Friendship Hall

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### STEP OUTSIDE

Externally, the property continues its individual charm, complemented by a feature wildflower garden that brings seasonal colour, texture and a natural, relaxed feel to the outdoor space. The setting provides a pleasant backdrop with scope to enjoy outdoor seating and entertaining.

To the front, the property benefits from off street parking.

### LOCATION

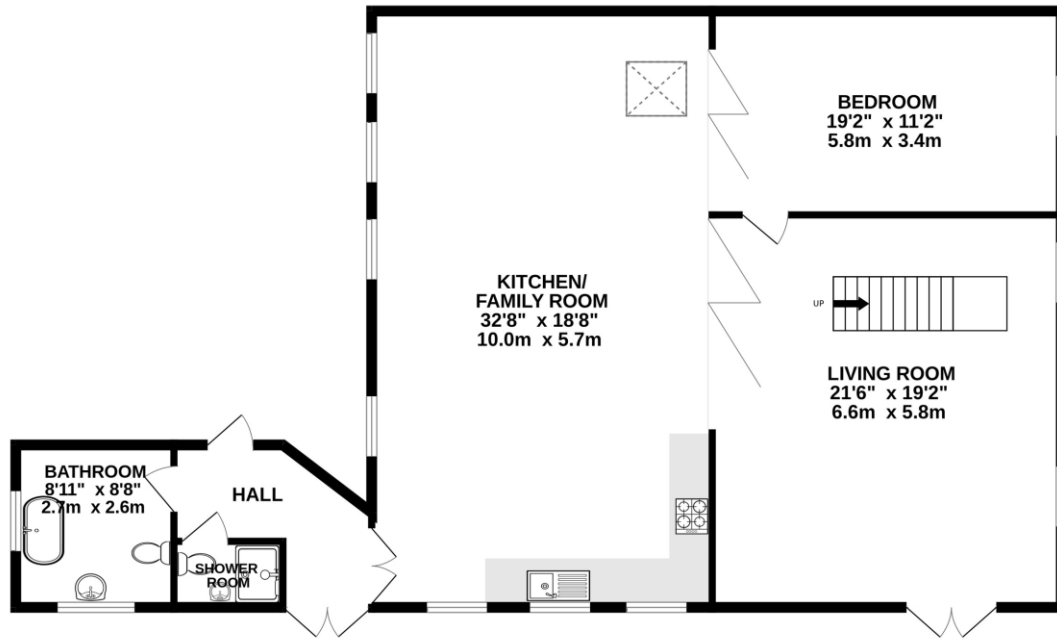
Set amid open countryside, Ramsey is a peaceful village, with a church, village hall, a local pub, and specialist butcher and grocer.

The Essex Way runs directly through the village of Ramsey, providing scenic countryside walking routes. Nearby, the historic villages of Mistley (approximately 3 miles away) and Manningtree (around 4 miles away) offer award-winning restaurants, traditional pubs and a selection of independent shops.

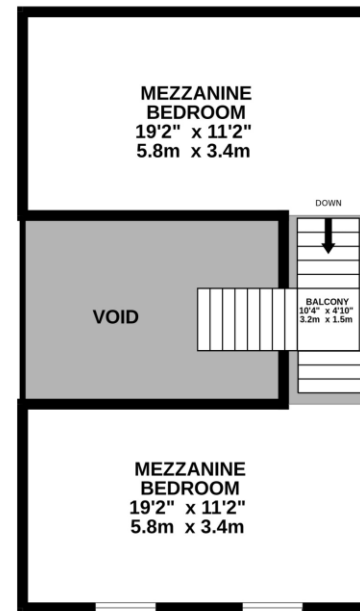
The area is well connected, with regular bus services to Colchester, Harwich and neighbouring villages. Mainline railway stations at Manningtree, Harwich International, Dovercourt and Wrabness provide routes into Colchester and London Liverpool Street. For road travel, the A120 offers convenient access across north Essex and into Suffolk.

Families benefit from several primary schools located very close by, with grammar, private and comprehensive secondary schools available in Colchester.

GROUND FLOOR  
1399 sq.ft. (130.0 sq.m.) approx.



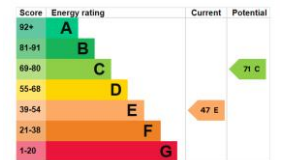
1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 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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