



Yorick Road | West Mersea | CO5 8HU

FINE & COUNTRY

SELLER INSIGHT

“ For the past 16 years, Broome Lodge has been our own private sanctuary on the beautiful Mersea Island a place where countless cherished memories have been made. Summers have been spent in the sun-drenched garden, hosting relaxed family gatherings and barbecues, as well as enjoying the simple pleasures of coastal living, with sailing and paddle boarding just moments away thanks to the short walk to the beach. It truly feels like a peaceful island retreat.

In the winter months, the home transforms into a warm and inviting haven, with cosy evenings by the log burner and magical family Christmases in the lounge. At the heart of the home, the stunning kitchen and glass orangery have provided the perfect setting for many memorable meals and celebrations, filled with laughter and togetherness. Broome Lodge has been a place of comfort, joy and connection, and we hope it brings as much happiness to its next owners as it has to us”.

* 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

OVERVIEW

Set along one of West Mersea's most desirable roads, this beautifully presented four bedroom detached period home combines timeless charm with modern comfort. Built in 1898 and lovingly maintained, the property offers an impressive blend of characterful architecture, elegant interiors, and thoughtfully planned updates throughout. With off road parking, a garage, and an enviable position just a short stroll from the beach and village amenities, this is a rare opportunity to secure a distinguished home in the heart of this sought after coastal community.

STEP INSIDE

From the moment you step inside, the sense of space and natural light is immediately apparent. High ceilings, original architectural features, and tasteful décor combine to create an inviting and elegant atmosphere throughout the ground floor. The home offers three generously sized reception rooms, each delivering excellent flexibility for modern living, whether that means formal dining, cosy family evenings, or a dedicated space for home working.

The living room is a particularly impressive space, centred around a beautiful brick fireplace and a wood burning stove that adds warmth and character during the cooler months. French doors open directly onto the garden, allowing the room to transition seamlessly into the outdoor space and filling it with soft, natural light.

The kitchen is another standout feature, designed with both practicality and visual appeal in mind. A vaulted ceiling with exposed beams creates an uplifting sense of height and drama, while large windows frame views of the garden. Glazed doors provide direct access outside, making this an ideal spot for family gatherings, entertaining, or simply enjoying morning light and peaceful garden views.

Upstairs, the principal bedroom suite offers a luxurious and private retreat. Complete with its own ensuite bathroom and a beautifully appointed dressing room, the suite provides a restful sanctuary at the end of the day. The three additional bedrooms are all well proportioned and filled with natural light, each offering comfortable and versatile accommodation. A stylish family bathroom serves these rooms, making the layout ideal for families or hosting visiting guests.



STEP OUTSIDE

STEP OUTSIDE

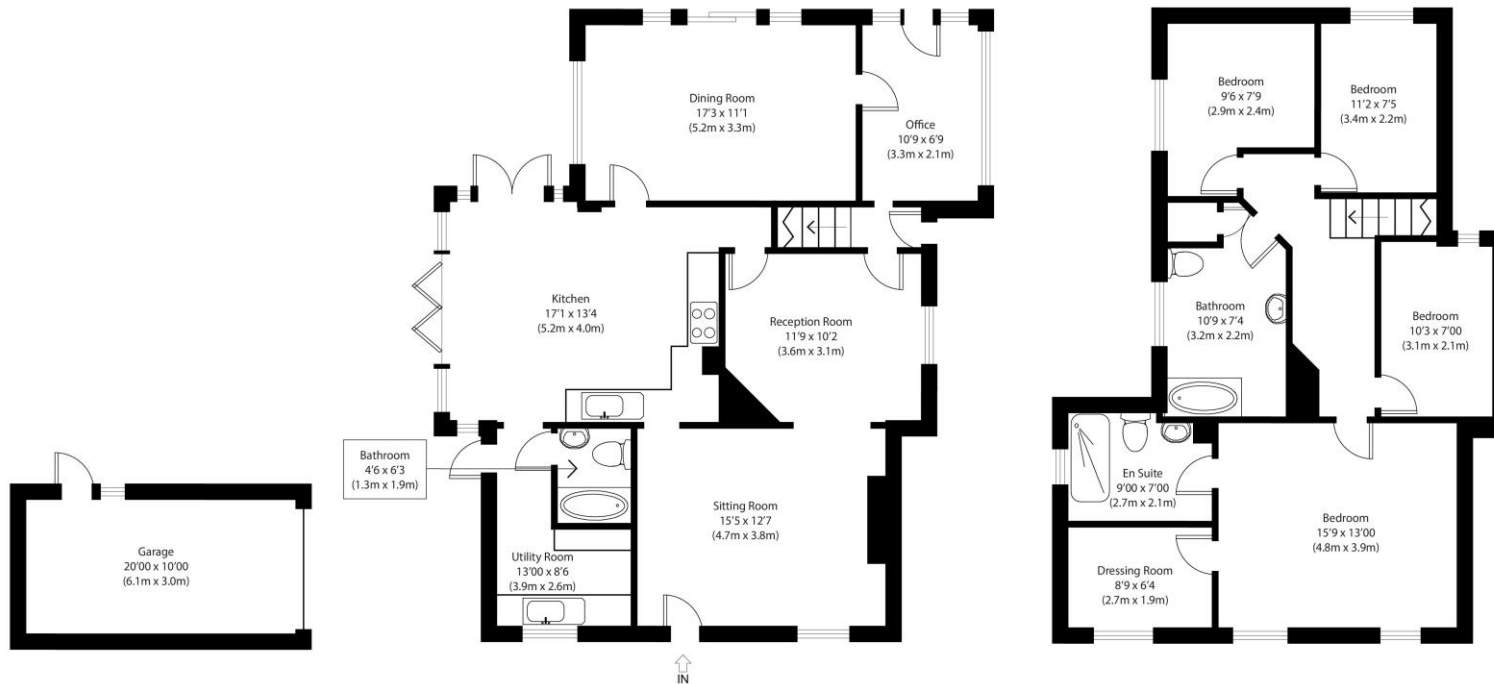
The rear garden has been thoughtfully landscaped to create an inviting south-facing sanctuary, perfect for outdoor living. Recently upgraded, the space features a smart new decked area ideal for dining and entertaining, along with a charming pergola and hot tub that elevate the experience of summer evenings outdoors. Mature planting and well-designed borders offer privacy and character while remaining easy to maintain.

At the front of the property, the driveway and garage provide valuable off road parking, enhancing both convenience and practicality.

LOCATION

Positioned in the heart of West Mersea on the coveted Yorick Road, this home enjoys an exceptional location that captures the best of coastal village living. The beach is just a short walk away, offering scenic strolls, water sports, and breathtaking sunsets. The village itself provides an excellent range of amenities including independent shops, cafés, restaurants, and well regarded schools.

West Mersea, renowned for its maritime heritage, and relaxed lifestyle, remains easily accessible to Colchester city centre and mainline rail links. It is the ideal setting for those seeking a harmonious blend of tranquillity, convenience, and coastal charm.



Ground Floor

First Floor



Approximate Gross Internal Area
 Main House 1680 sq ft (157 sq m)
 Garage 200 sq ft (19 sq m)
 Total 1880 sq ft (175 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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