



Property Overview:

With origins believed to date back to the mid-1700s, The Old Shop is a remarkable former village post office and shop, now beautifully reimagined as an expansive and character-rich family home. Unlisted and therefore offering a rare degree of flexibility, the property has been thoughtfully renovated and enhanced by the current owners, blending period charm with modern comfort to create a home of exceptional depth, versatility and personality.

From the moment you arrive, there is an immediate sense of history. A storm porch with a solid oak front door and stained-glass inset opens into the entrance hall, where a further stained-glass door leads through to the main inner hall, complete with distinctive harlequin tiled flooring. Off the inner hall, a useful storage cupboard houses the original safe from the former shop and post office, providing a wonderful reminder of the property's past and adding yet another layer of character to this fascinating home. It is a fitting introduction to a home where original detail and considered design sit comfortably side by side.

The ground floor accommodation is both generous and wonderfully flexible. At the heart of the home is an impressive kitchen, designed as a true hub for family life, entertaining and culinary creativity. Two island units provide excellent preparation and gathering space, while the kitchen is comprehensively appointed with an inset lava stone grill, double ovens with warming drawers, wine cooler, dishwasher and recess for a fridge/freezer. It is a space equally suited to relaxed everyday living, lively family breakfasts or long evenings spent hosting friends.

From the kitchen, the accommodation flows beautifully into a series of atmospheric reception spaces. A welcoming sitting room features an inglenook fireplace with wood burning stove, while a separate snug, also with wood burner, offers a cosy retreat.

A formal dining room provides the perfect setting for special occasions, and a family room/study, again with a wood burner, creates an ideal space for home working, reading or relaxed family use. Further practical additions include a ground floor shower room, utility room, boot room and hobby/craft room.

A particularly valuable feature of The Old Shop is its self-contained ground floor annexe, which can be accessed either from the main house or independently via its own external entrance. Comprising a bedroom, kitchenette and shower room, this space has previously been used as a holiday let and offers excellent future potential. It could serve beautifully as guest accommodation, single-level living for relatives, an income-generating letting suite, or even a private workspace where clients can visit without needing to enter the main home.

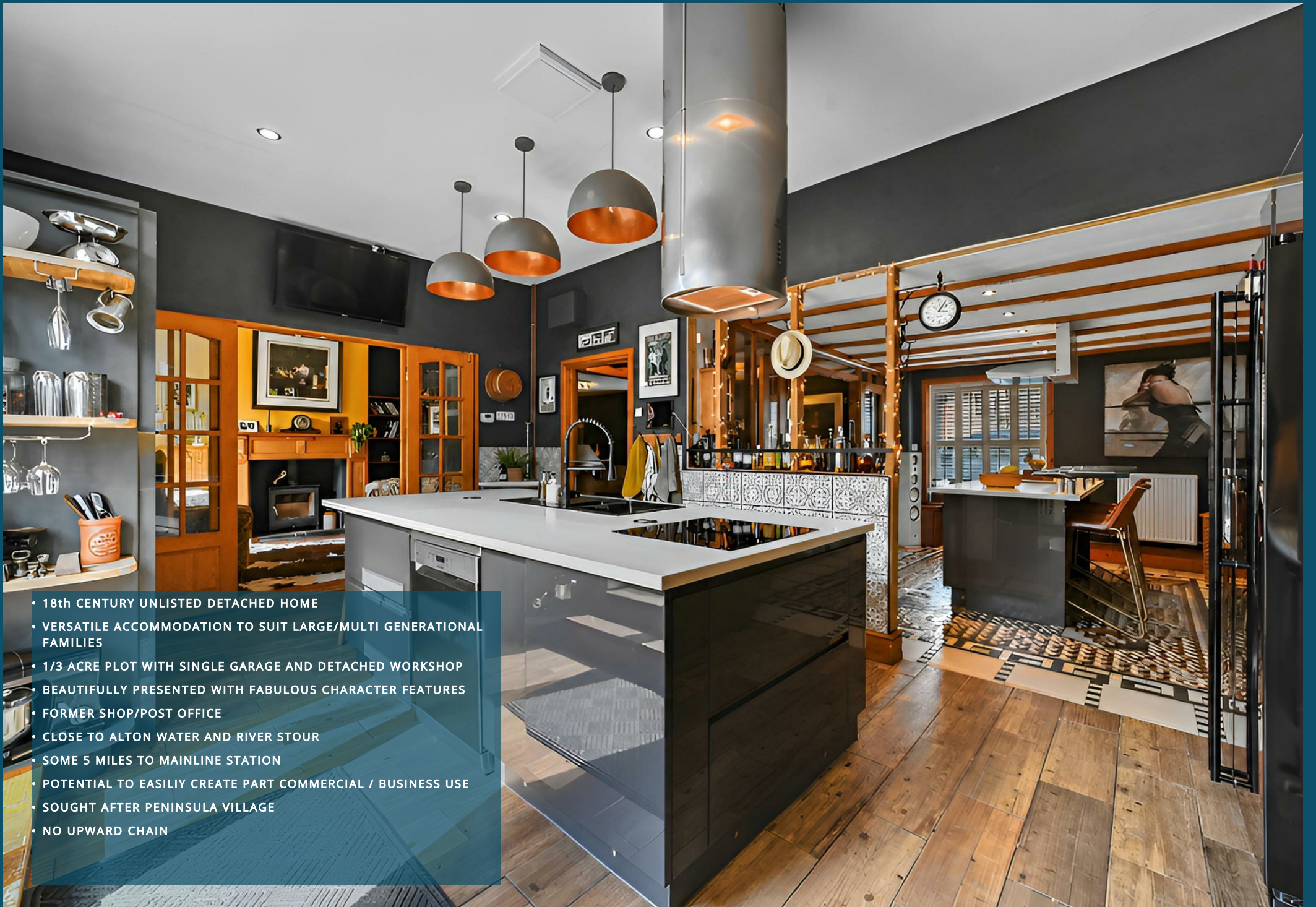
Upstairs, the sense of character continues. A beautiful picture window fills the landing with natural light and frames views over the garden, while several of the bedrooms within the older part of the house retain wonderful beams and beautifully preserved original fireplaces. In total, the accommodation offers up to six double bedrooms, three en-suite facilities, a family bathroom and outstanding flexibility for multi-generational living, visiting guests or those requiring dedicated work-from-home space.

The principal suite provides a private and tranquil retreat, complete with dressing room and kitchenette. From here, doors open onto a decked balcony, creating a peaceful elevated terrace from which to enjoy the evening sun and views across the garden. This arrangement also offers scope for a further self-contained or semi-independent area.

In addition, a boutique hotel-style guest suite brings a further touch of indulgence, with open-plan bathing, shower facilities, WC and double doors leading onto the first-floor balcony deck. Three further bedrooms are served by a beautifully appointed family bathroom, a particularly generous and luxurious space featuring a large roll-top bath and separate shower enclosure.

Outside, the lifestyle offering is equally impressive. A gated entrance opens onto an extensive driveway providing parking for numerous vehicles, alongside a single garage and workshop barn. The gardens have been thoughtfully arranged into a variety of zones, each with its own purpose and atmosphere.





- 18th CENTURY UNLISTED DETACHED HOME
- VERSATILE ACCOMMODATION TO SUIT LARGE/MULTI GENERATIONAL FAMILIES
- 1/3 ACRE PLOT WITH SINGLE GARAGE AND DETACHED WORKSHOP
- BEAUTIFULLY PRESENTED WITH FABULOUS CHARACTER FEATURES
- FORMER SHOP/POST OFFICE
- CLOSE TO ALTON WATER AND RIVER STOUR
- SOME 5 MILES TO MAINLINE STATION
- POTENTIAL TO EASILY CREATE PART COMMERCIAL / BUSINESS USE
- SOUGHT AFTER PENINSULA VILLAGE
- NO UPWARD CHAIN

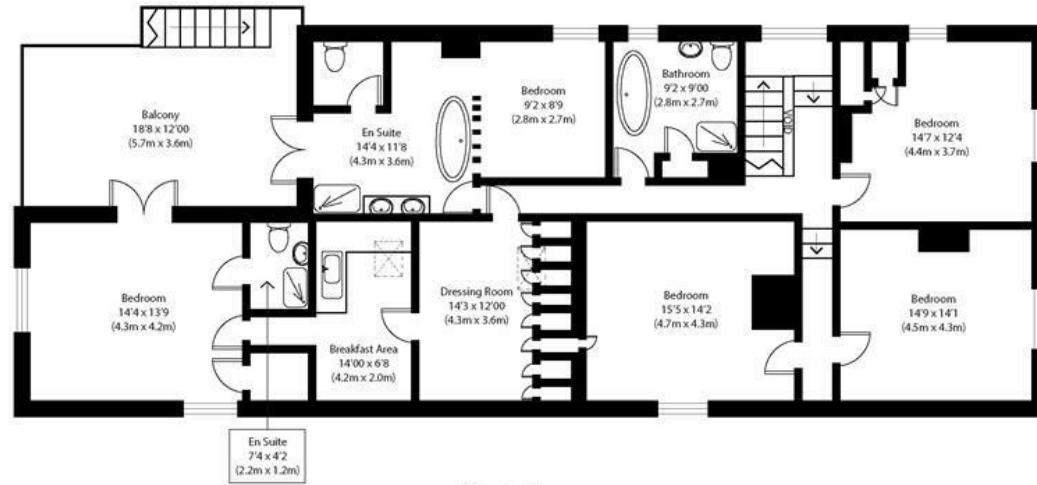




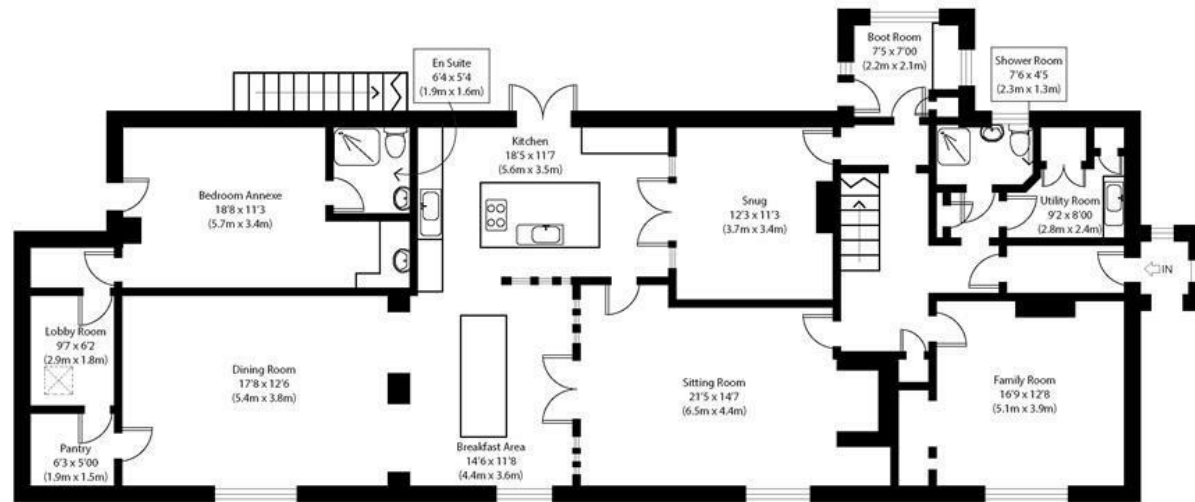
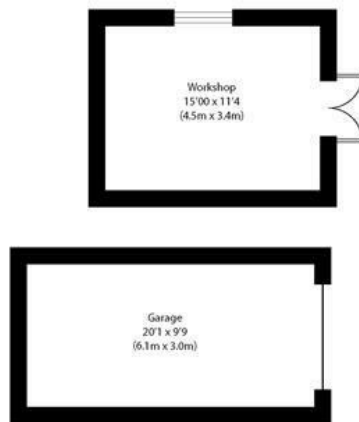


Approximate Gross Internal Area
Main House 3755 sq ft (349 sq m)
Outbuildings 375 sq ft (35 sq m)
Total 4130 sq ft (384 sq m)

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.photoshausgroup.co.uk



First Floor



Ground Floor



Disclaimer:
 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Information:

- Tenure - Freehold
- Council Tax - Band E
- Services Connected - Electric/Water/Drainage
- Heating - Oil boiler via radiators
- Mobile - 02/Vodafone are Good - Three/EE Poor
- Broadband - Superfast broadband is available