



**BRIAR COTTAGE, 38 BROOK STREET**

Colne Engaine, Essex, CO6 2JD

**Guide price £375,000 to £385,000**

**DAVID  
BURR**



## Briar Cottage, 38 Brook Street, Colne Engaine, Colchester, Essex, CO6 2JD

A wonderful late sixteenth century (see Historic England) grade II listed attached cottage, with very impressive heavily timbered and delightfully atmospheric interior, featuring living space covering approximately 1250sqft. The deceptively roomy accommodation features two double bedrooms and two charming reception rooms both with fireplaces, a kitchen/breakfast room and bathroom. NO ONWARD CHIAN.

The generous overall plot encompasses a detached garage with driveway to the right-hand side, and well-proportioned garden abutting farm land for an open and expansive feel. The cottage is ideally located for access to village amenities, walks and surrounding villages including the amenities provided within Earls Colne.

A solid timber ledged entrance door, set beneath tiled canopy porch, allows access to a delightful reception room, currently utilised for dining. Filled with exposed timber studs, beams and joists, this atmospheric room features a brick fire place with wood burner (it is unknown if this is functional, thus requires re-instatement), stairs rising to the first floor and doorways to the sitting room and kitchen. Storage is provided by shelves in the understairs cupboard. The sitting room is equally impactful and dominated by a wonderful Inglenook style fireplace in brick with substantial timber bressummer and hearth, inset to which is solid fuel burning stove, which we understand is still functioning.

The kitchen is more contemporary and space is available for a small table. The sink is set beneath a rear facing window and counter tops with floor and wall mounted cabinets offer plenty of storage options. A wall mounted gas fired Vaillant boiler serves the heating system, and there are windows to the side and rear. Doorways also providing access to the conservatory and bathroom.

The bathroom incorporates the airing cupboard, and access to a separate WC.

To the first floor there are two very well proportioned bedrooms and a large and particularly useful attic space running the width of the building. Further storage is provided in the loft which is fitted with a loft ladder.

### Exterior

Picket fencing defines the front boundary while a not insubstantial driveway provides excellent parking potential and access to the garage. A gate leads to the rear garden which is formed of a large patio and tiered lawned areas divided by a brook.

The well presented accommodation comprises:

Two double bedrooms	Farmland to rear boundary
Two delightful reception rooms	Large split level garden
Kitchen/breakfast room	Ample parking
Bathroom and separate WC	Detached garage

### Conservatory

Agents note;

A water course runs across the garden, as illustrated by the image contained within these particulars.

### Location

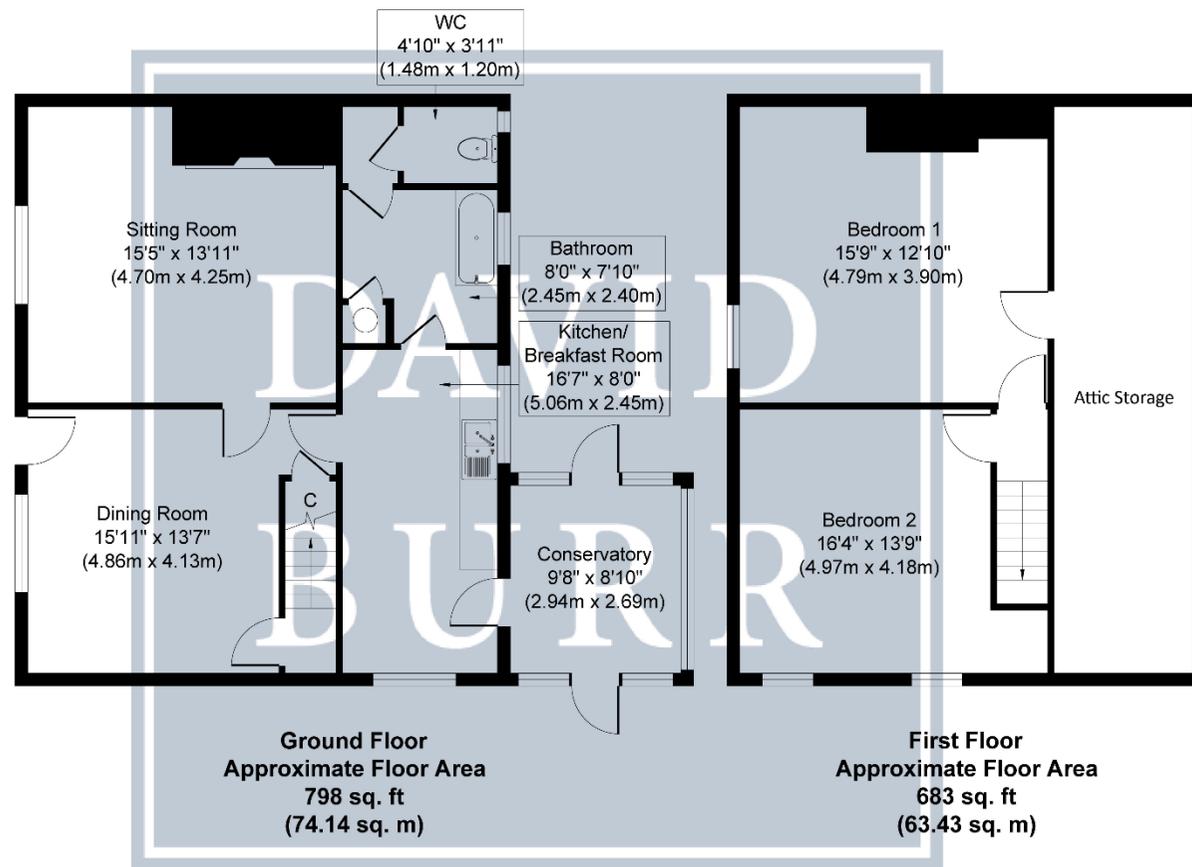
Colne Engaine is a well-served and highly sought-after North Essex village with a primary school, village shop, including post office, pub/restaurant, parish church, village hall, recreation ground, golf club (between Colne Engaine and Earls Colne), and allotments.

The nearby market town of Halstead provides further amenities such as supermarkets, schools and restaurants. The nearest train stations to Colne Engaine are Chappel & Wakes Colne station, Marks Tey, Braintree and Kelvedon.

### Access

Halstead 3 miles	Marks Tey – Liverpool St 55 mins
Colchester 10 miles	Stansted approx. 40 mins
Braintree 10 miles	M25 J27 approx. 50 min
Coggeshall 6 miles	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: D Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Timber framed

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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