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Primrose Cottage
60 Coast Road
West Mersea
Essex
CO5 8LS

£800,000



A once in a generation opportunity to acquire one of West Mersea's most admired coastal homes.

Primrose Cottage is a charming four-bedroom period property, held within the same family since the 1850s. A home many have passed over the years quietly hoping one day it may become available. That rare opportunity has now arrived. Positioned along the highly sought after Coast Road and just moments from the beach, the property enjoys sea views whilst retaining a remarkable sense of privacy. Set within a substantial plot, it offers the unique dual benefit of coastal living combined with a secluded, almost countryside feel. The accommodation is arranged over two floors and provides four well-proportioned bedrooms. The layout includes a first-floor family bathroom and an additional ground floor bathroom, offering flexibility for both family living and guests. Period charm and character run throughout, creating a warm and welcoming atmosphere that reflects the heritage of the home. Externally, the frontage is generous and attractive, with a large lawned garden and private driveway leading to a garage, providing ample parking. The rear garden is a particular feature of the property, being mature, unoverlooked and exceptionally private. It offers a peaceful retreat rarely found so close to the shoreline.

- . Family owned since the 1950s**
 - .**
- . Once in a generation opportunity**
 - . Four bedrooms**
- . Coastal position with sea views**
 - . Substantial plot**
- . Landmark Coast Road Period Residence**
 - . Private driveway and garage**
 - . Mature, secluded rear garden**
 - . Short stroll to the beach**
 - . No Onward Chain**

kitchen

3.65m x 3.64m (12' x 11' 11")

Positioned at the rear of the property overlooking the mature garden, the kitchen is a charming country style space full of character. Fitted with solid wood units, it offers a warm and traditional feel, complemented beautifully by original quarry floor tiles. There is space for a fridge freezer and ample room for everyday family living. A newly installed boiler is housed within the kitchen and benefits from a Hive heating control system, combining period charm with modern efficiency. Working AGA Doors leading through to the dining room and a third reception room, creating a natural flow and making this a practical and sociable heart of the home.

Lounge

3.64m x 3.64m (11' 11" x 11' 11")

The cosy lounge is positioned at the front of the property and is flooded with natural light, creating a bright yet welcoming space. A log burner provides a charming focal point and adds warmth and character, perfect for the cooler coastal evenings. The room is accessed from both the hallway and the third reception room, allowing for an easy flow through the ground floor and flexible living arrangements.

Dining Room

3.66m x 3.66m (12' x 12')

Located at the front of the property, the dining room enjoys patio doors opening onto the front garden and patio area, perfectly positioned to take in views towards the seafront. This creates a wonderful space for entertaining or relaxed family dining with a coastal backdrop. A large brick fireplace provides character and presence, adding warmth and a traditional focal point to the room.

Family room

3.68m x 4.81m (12' 1" x 15' 9")

Located at the rear of the property, the family room is a warm and versatile living space enjoying views over the mature rear garden. A brick fireplace provides character and a natural focal point, reinforcing the cottage charm that runs throughout the home. Accessed from both the lounge and the kitchen, and leading through to the rear lobby, this room forms a central hub of the ground floor. Its position and layout make it ideal as an everyday sitting room, informal living space or additional entertaining area, offering flexibility to suit a variety of lifestyles.

Ground floor shower Room

1.81m x 1.74m (5' 11" x 5' 9")

Located just off the quarry tiled rear lobby, this recently updated shower room offers a modern finish that complements the character of the home. The suite comprises a walk-in shower, hand basin and WC, providing practical convenience for guests and everyday use.

Bedroom One

3.67m x 3.78m (12' x 12' 5")

A spacious and characterful principal bedroom positioned at the front of the property, enjoying views towards the sea. This impressive room retains a period feel and offers generous proportions, creating a calm and inviting retreat. Built in storage provides practicality while maintaining the charm and flow of the space.

Bedroom Two

3.60m x 3.78m (11' 10" x 12' 5")

Similar in size and feel to the principal bedroom, this generous double room enjoys a bright dual aspect with views to the front and side of the property. The additional natural light enhances the sense of space, creating another well-proportioned and inviting bedroom.

Bedroom Three

3.66m x 3.65m (12' x 12')

Located at the rear of the property, this spacious double bedroom offers proportions similar to the principal rooms, creating a consistent sense of space throughout the first floor. Built in storage adds practicality, while the rear aspect provides a pleasant outlook and a quieter position within the home.

Bedroom Four

2.84m x 2.08m (9' 4" x 6' 10")

Enjoying a side aspect window, this adaptable room is perfectly suited as a fourth bedroom, study or nursery. A practical and flexible addition to the accommodation, it offers excellent versatility for modern living.

Bathroom

3.79m x 1.46m (12' 5" x 4' 9")

The first-floor bathroom is positioned to the rear of the property and is complemented by a separate WC located alongside. The current layout provides practicality for family living, while also offering clear scope for modernisation and potential reconfiguration, subject to requirements. The rear aspect window provides natural light and ventilation, and the separation of bathroom and WC is a useful feature for busy households.

The Plot & Setting

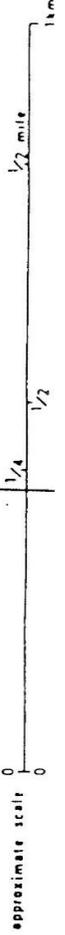
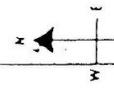
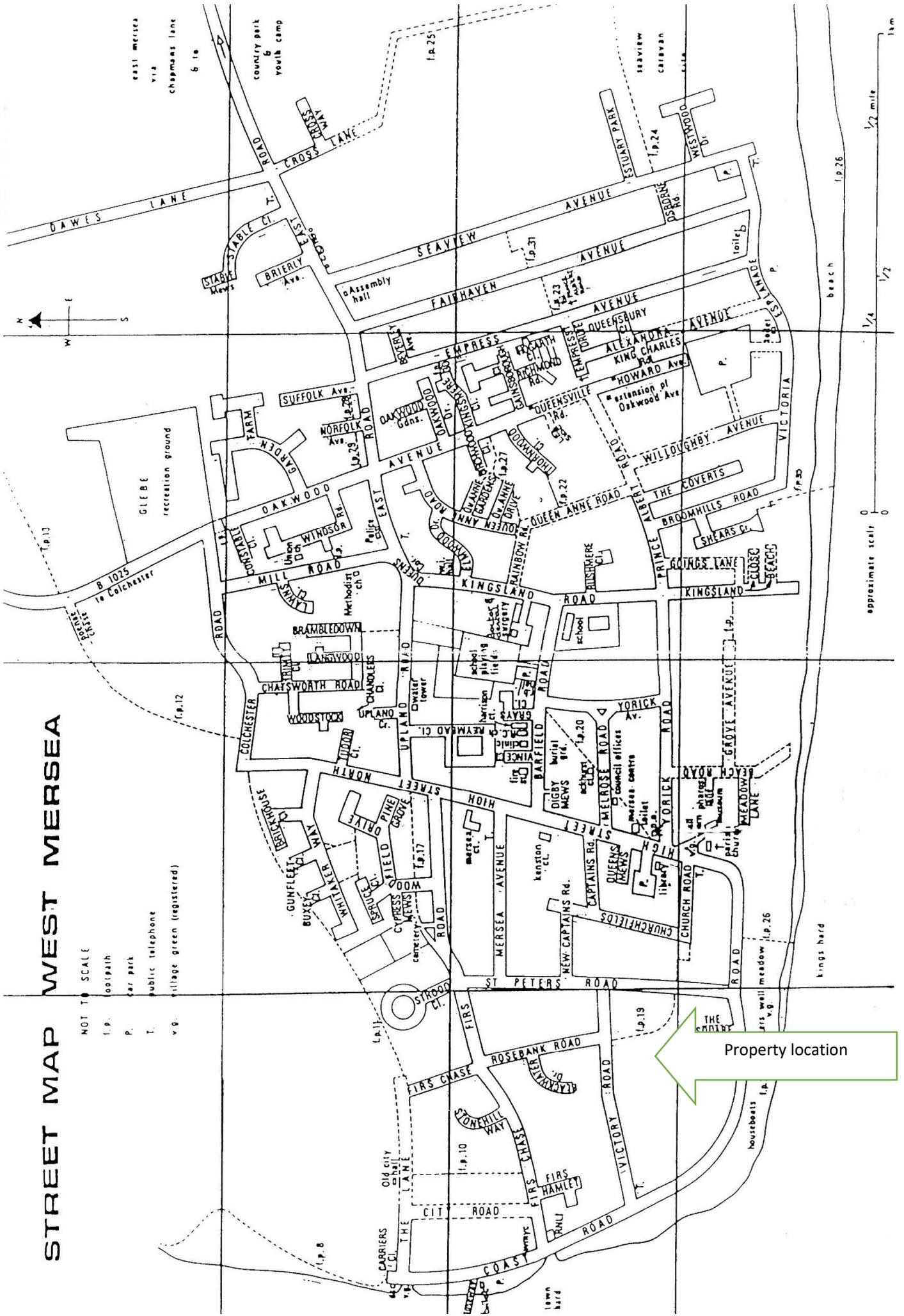
Occupying an elevated position along Coast Road, Primrose Cottage sits proudly within approximately 0.2 of an acre, a plot that is rarely found and even more rarely offered. Approached via a long sweeping gravel driveway, the sense of arrival is immediate. The property sits beautifully centred within its grounds, creating balance, privacy and presence from the road. The elevated front garden enjoys open views across the sea line, enhancing the coastal setting while maintaining a feeling of space and separation. To the side of the driveway is a double length garage, providing excellent storage or workshop potential, alongside a range of traditional brick-built outbuildings that add further versatility. The grounds then extend to a mature and completely unoverlooked rear garden, offering a wonderful sense of seclusion. Surrounded by established trees and greenery, the rear enjoys a true countryside atmosphere despite being moments from the shoreline. The overall plot is one of the defining features of the property. The elevation, depth and privacy combine to create a setting that gives genuine wow factor on arrival. Homes positioned so confidently within their land, particularly along this stretch of Coast Road, are exceptionally rare.

Council Tax: E

STREET MAP WEST MERSEA

NOT TO SCALE

- I.P. footpath
- P. car park
- T. public telephone
- v.g. village green (registered)



AWAITING FLOORPLAN





