

oakheart



£1,100,000

Asking Price

Coast Road, West Mersea

Besom House, is an exceptional coastal residence offering a blend of period charm and modern living. This substantial home is beautifully positioned on a corner plot, enjoying superb views over the Anchorage and Blackwater Estuary. With spacious and versatile accommodation across three floors, this property provides the perfect setting for comfortable family living in one of Mersea Island's most sought-after locations.

Upon entering, a storm porch leads to the recently added Garden Room, featuring a full-width bay window overlooking the front garden, creating a light-filled and inviting space. A door leads to the inner hallway, which boasts wood flooring and classic wood-panelled walls, setting the tone for the

character found throughout the home. To the left, the impressive dual-aspect Sitting room benefits from high ceilings, a striking red brick fireplace with a wood-burning stove, and a raised area currently used as a library/study.

The heart of the home is the spacious kitchen/breakfast room, which offers a well-equipped layout, a pantry, and a sizeable utility/boot room with direct access to the garden and driveway. The separate dining room is filled with natural light from its dual aspect and also enjoys high ceilings, providing a perfect setting for entertaining. Completing the ground floor is a conveniently located WC.

Ascending the stairs, a galleried landing leads to three generous double bedrooms and a family bathroom. The principal bedroom is a true highlight, featuring its own private balcony with breathtaking coastal views, a walk-in wardrobe, and an en-suite bathroom. A built-in cupboard off the landing adds practical storage.

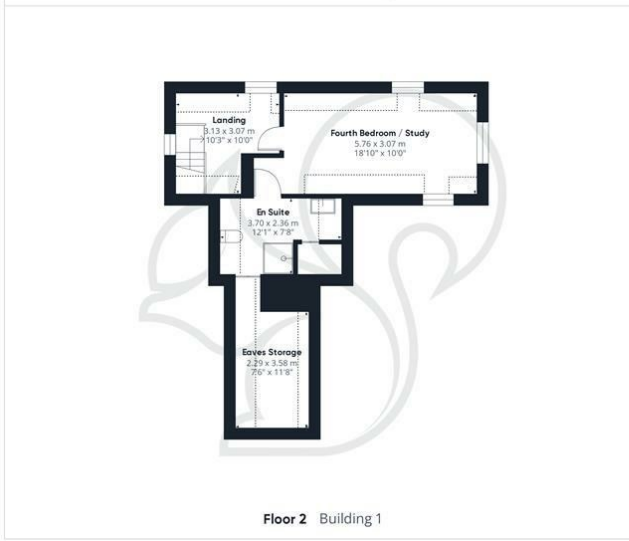
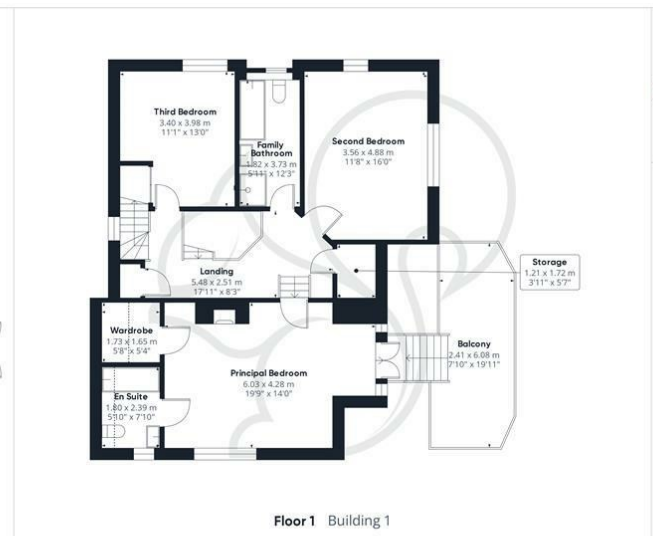
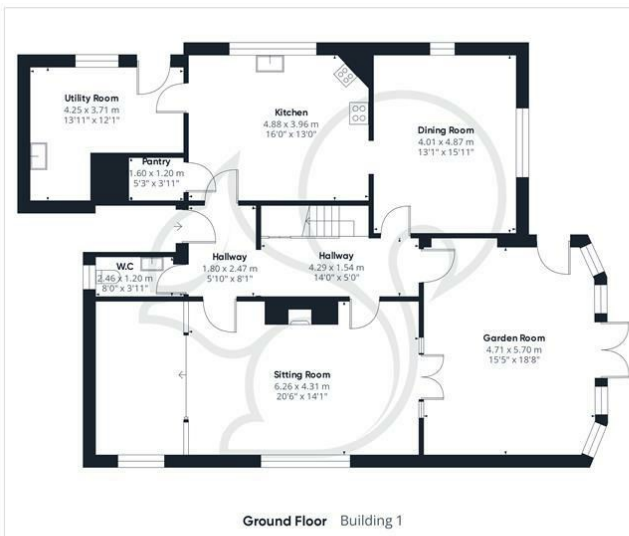
The second floor provides an additional living space, which can be utilised as either a bedroom or Studio, offering the most spectacular estuary views. This tranquil retreat includes an en-suite shower room and access to eaves storage, maximising the space available.











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Approximate total area[®]
 257.98 m²
 2776.88 ft²

Balconies and terraces
 16.13 m²
 173.62 ft²

Reduced headroom
 14.62 m²
 157.32 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
 Colchester

Tenure:
 Freehold

Council Tax Band:
 F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	70
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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