



Colchester Road St. Osyth, CO16 8HB

'Farthings' is an EXTENDED TWO BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED CHARACTER COTTAGE situated in the heart of the Historic Essex village of St. Osyth. Local shopping amenities are positioned around 300 metres away with the coastal resort of Clacton-on-Sea around 4 miles away with Colchester city centre within ten miles. Offering Gated Covered Parking and an impressive rear garden, an internal inspection is strongly advised to appreciate the accommodation, gardens and decor on offer.

- Two Double Bedrooms
- 17'5 x 11'5 Lounge
- 9'5 x 8' Dining Room
- 10'7 Fitted Kitchen with AGA
- Ground Floor Bathroom
- First Floor W.C.
- Gated Parking & Car Port
- Approx 95' Rear Garden
- No Onward Chain
- EPC Rating F & Council Tax C



Price £240,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi-panel glazed wooden entrance door with heavy wrought iron decorative shutter gate leading to:



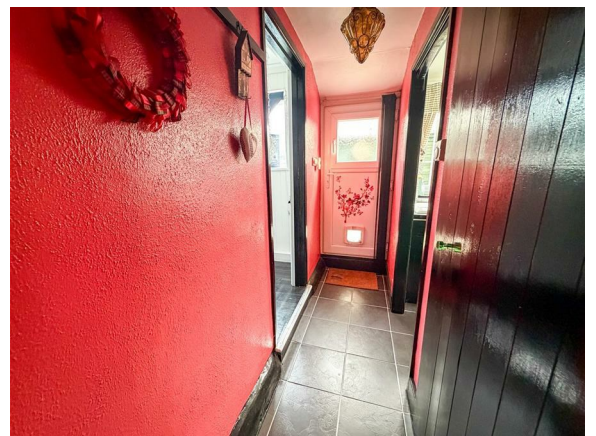
ENTRANCE HALLWAY

13'7 x 6'2 plus recesses

Tiled flooring. Night storage heater (not tested). Enclosed stair flight to first floor with wooden access door. Exposed beams. Built in airing cupboard housing hot water cylinder (not tested). Double glazed door to side leading to parking and garden areas. Open access to Kitchen and doors to Lounge, Dining Room and Bathroom.



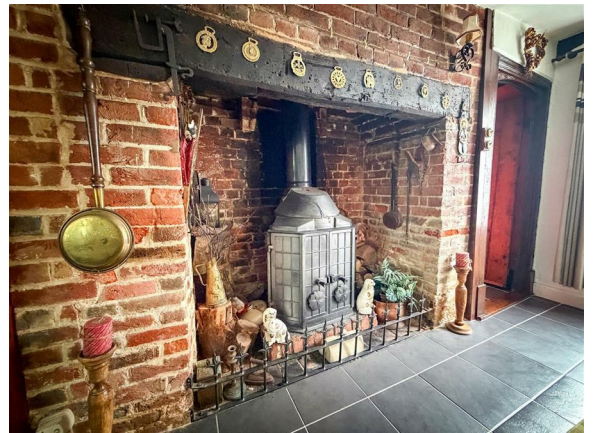
ALTERNATE VIEW OF ENTRANCE HALL



LOUNGE

17'5 x 11'5

Feature Inglenook fireplace with feature wooden mantle, exposed brickwork and inset solid fuel burner. Exposed beams. Tiled flooring. Two radiators. Built in under stairs storage space. Double glazed window to rear. Multi panel glazed wooden oriel bay window to front with partial views across road to St Osyth Priory Grounds beyond.



ALTERNATE VIEW OF LOUNGE



DINING ROOM

9'5 x 8'

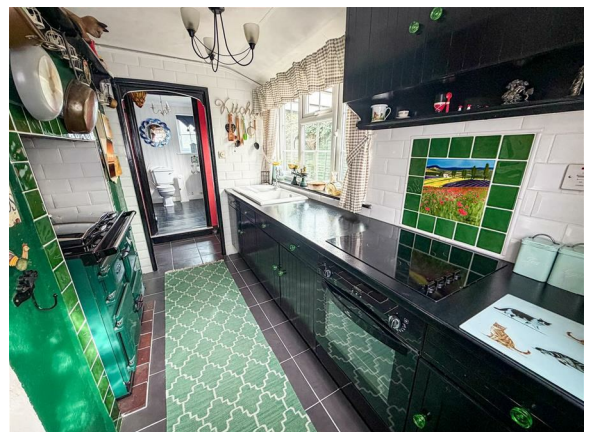
Tiled flooring. Radiator. Double glazed window to rear.



KITCHEN

10'7 x 8' nar 5'4

Fitted with a range of green wooden grove fronted units. Comprising laminated rolled edge work surfaces with cupboard and drawers below. Range of matching wall units. Inset single drainer ceramic sink unit with mixer taps. Inset four ring electric ceramic hob with under counter electric oven below. Feature Oil Fired Rayburn AGA which serves central heating radiators (not tested). Fridge/Freezer space. Tiled splash backs. Multi panel glazed wooden window to front. Double glazed window to side.



BATHROOM

7'10 max x 7'1 max

Fitted with a white suite. Comprises panel bath with mixer tap. Wall mounted electric shower over (not tested). Glazed folding shower screen. Pedestal wash hand basin. Low level W.C. Heated towel rail. Wood effect flooring, Built in cupboard housing space and plumbing for washing machine and storage. Double glazed windows to side and rear.



FIRST FLOOR LANDING

Loft access. Feature ornate stair bannister lamp. Built in storage cupboard. Part exposed wooden floor boards. Double glazed window to rear.



BEDROOM ONE

13'4 max x 11'5 nar 8'4

Fitted wardrobes. Exposed wooden floor boards. Radiator. Part wood panel walls. Double glazed sash window to front with partial views across road to St Osyth Priory Grounds beyond.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

13'5 x 8'2 nar 5'2

Radiator. Fitted wardrobes. Double glazed window to rear.



FIRST FLOOR W.C.

Low level W.C. Exposed wooden floor boards. Double glazed window to rear.



OUTSIDE - FRONT

Double wooden gates leading to off street parking and car port. Opens onto hardstanding courtyard area with double access doors to Storage Garage. Gates opens onto rear garden.



CAR PORT & GATED PARKING



STORAGE GARAGE

9'8 x 7'9

Windows to side.



OUTSIDE REAR

Approx 95' rear garden. Mainly laid to lawn with array of raised flower and shrub borders. Mature shrubs and trees. Paved patio area. Gates which gives neighbours shared right of way access through garden. Enclosed by panel fencing. Wood Store & Workshop.



ALTERNATE VIEW OF GARDEN



REAR VIEW OF PROPERTY



WORKSHOP & WOOD STORE

Wood Store (7'11 x 7'1)

Work Shop (15'9 x 8'6 - Power and Light Connected).



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2043.80 Per Annum

Any Additional Property Charges: No. Is the property Listed: No Is the Property is a Conservation Area: Yes

Services Connected: (Gas): No (Oil heating via AGA in Kitchen) (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Original Cottage is Timber framed with Cavity Brick Extensions. Number 90 Colchester Road has a right of way access through the garden.

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 0826

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

