



Ivy Lane | East Mersea | CO5 8US

FINE & COUNTRY

SELLER INSIGHT

"Standish is a neat, freestanding new build in traditional Essex country style and is extremely low-maintenance. It benefits from solar panels, an EV charger, underfloor heating, and a wood-burning stove. The builder lives nearby and the house has been exceptionally well built, with no issues to date.

Set on a quiet country lane with well-spaced, friendly neighbours, Ivy Lane sits at the very end of the most attractive part of Mersea Island. The area offers beautiful walks through farmland and along the river and sea, with striking light, colour, and abundant seabird life visible from the house.

Surrounded by farmland with horses, sheep, and cattle, the location is ideal for riding enthusiasts, with several centres nearby. The rear of the house enjoys stunning open views across land to the sea wall and River Colne, extending to the Blackwater Estuary. From upstairs, you can watch yachts, working boats, and Thames barge races.

Standish is a potential yachtsman's paradise, with local winter boat storage by arrangement, a private slipway, nearby moorings, and excellent facilities at East Mersea's yacht clubs.

Accessed via a causeway, the island feels distinct and special. Currently used as a second home, Standish has provided memorable summers, winter walks, and traditional Christmases under dark, star-filled skies, and has been much loved by family and friends.

The large garden is mainly open grass, with areas of rewilding to encourage wildlife and an attractive pond awaiting further development. There is excellent potential to create something truly special, along with a well-appointed greenhouse, small shed, and a generous garage.

The real joy of this house is the view—once seen, never forgotten."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE



OVERVIEW

We are delighted to present this impressive four-bedroom family home offering approximately 2,335 sq ft of beautifully arranged accommodation, set within a large garden enjoying river views. The property provides versatile living space ideally suited to modern family life, with multiple reception rooms. Combining generous proportions with an adaptable layout, this is a home perfectly designed for both everyday living and entertaining.

STEP INSIDE

A substantial and well-balanced family home offering approximately 2,335 sq ft of versatile accommodation arranged over two floors, ideal for modern family living, home working and entertaining.

The ground floor is centred around a generous sitting room with fireplace and direct access through to the heart of the home, a modern, well-equipped kitchen, thoughtfully designed with a central breakfast bar to create a sociable hub for everyday living. The kitchen flows seamlessly into the adjoining dining room, where bi-fold doors open directly onto the garden, allowing for effortless indoor/outdoor living and an ideal setting for entertaining and family gatherings.

Also on the ground floor is a dedicated music room, offering excellent flexibility as a snug, playroom or additional reception space, alongside a home office, ideal for remote working or study. A ground floor cloakroom completes the accommodation at this level. The property also benefits from an integral garage, providing secure parking or additional storage.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the advantage of an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

With generous proportions, excellent flexibility and a strong connection to the garden and river views beyond, this property offers an exceptional opportunity for those seeking space, comfort and lifestyle appeal.



STEP OUTSIDE

STEP OUTSIDE

To the rear of the property lies a substantial garden, offering an excellent sense of space and privacy and enjoying stunning views over the river. The garden provides an ideal setting for both relaxation and entertaining, with ample room for outdoor dining, children's play and the enjoyment of the surrounding outlook, while forming a natural extension of the living accommodation during the warmer months.

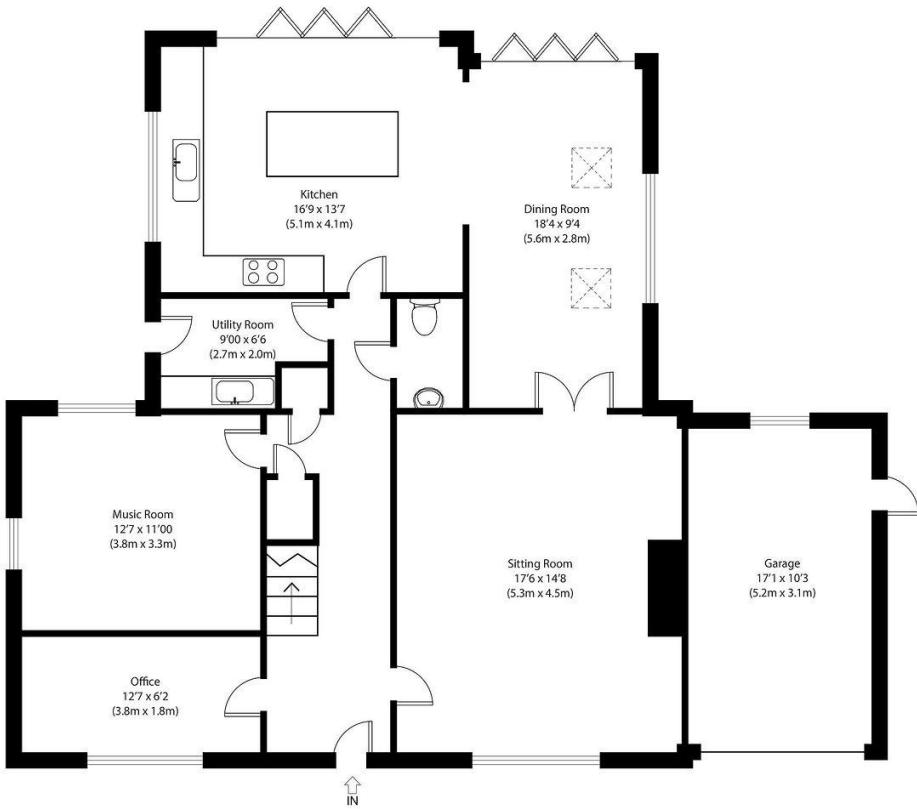
To the front of the property, a generous driveway provides parking for multiple vehicles and leads to the integral garage, offering further parking or storage. The frontage creates a practical and welcoming approach to the home, well suited to family living and visiting guests.

LOCATION

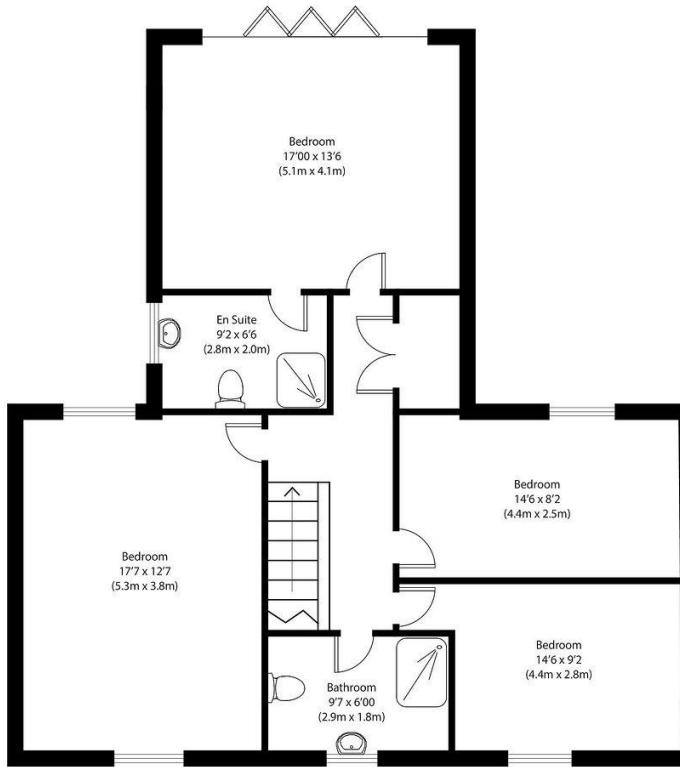
East Mersea offers a peaceful coastal setting on Mersea Island, just 10 miles from Colchester. The village has a small convenience store, with a larger Co op supermarket only a mile away in West Mersea.

Families benefit from good local schooling, including Mersea Island School (rated Good by Ofsted) for primary-aged children. For older students, Colchester provides excellent options such as Colchester High School and Colchester Prep & High School, along with highly regarded grammar schools like Colchester Royal Grammar and Colchester County High School for Girls.

Commuters will appreciate Colchester's mainline stations, offering regular services to London Liverpool Street, Ipswich, and Norwich. There's also a seasonal pedestrian and cycle ferry from East Mersea to Brightlingsea.



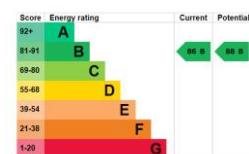
Ground Floor



First Floor

Approximate Gross Internal Area 2335 sq ft (217 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. www.photohausgroup.co.uk



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed



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