



NP NICHOLAS
PERCIVAL

To Let. Wellhouse Farm
Mount Bures, CO8 5BA



Wellhouse Farm, Mount Bures CO8 5BA

A charming and secluded three-bedroom detached cottage, beautifully positioned in the heart of the Colne Valley and enjoying far-reaching views across the surrounding countryside

To Let £1295 pcm | Holding Deposit | £298 Deposit £1,490

Property

The front door opens into a practical entrance lobby, with stairs rising to the first floor and doors leading into the living room and kitchen/dining room. The living room is neutrally decorated and benefits from a new carpet, with dual-aspect windows overlooking the garden to both the front and side, creating a light and pleasant reception space.

The kitchen/dining room is fitted with a range of white, country-style wall and base units, complemented by a freestanding cooker.

From the kitchen, a useful rear lobby/utility area provides additional practical space, housing the boiler and offering plumbing and space for a washing machine. A cloakroom, fitted with a WC and wash basin, completes the ground floor.

Upstairs, a straightforward landing provides access to three bedrooms, a family bathroom and a separate WC.

Two of the bedrooms are well-proportioned doubles, while the third is a smaller bedroom suitable for a child, guest room or home office. The bathroom features a traditional white suite comprising a bath with shower over and wash basin, with the WC conveniently positioned in a separate adjacent room.

Outside, the property enjoys a generous wraparound garden, predominantly laid to lawn and enclosed by established hedging, with a selection of shrubs providing further interest. There are also a number of useful outbuildings offering valuable storage.

A driveway to the side of the property provides off-road parking.

With its peaceful setting, attractive countryside views and appealing detached accommodation, this charming cottage offers a wonderful opportunity to enjoy the tranquillity of the Colne Valley while making a comfortable and inviting home.





Situation

Mount Bures is a picturesque village set within the beautiful Essex countryside, offering a peaceful rural setting while remaining well connected to surrounding towns and amenities. Characterised by its charming village atmosphere, attractive countryside and historic character, the area provides an appealing blend of tranquillity and convenience. With scenic walks, open green spaces and a strong sense of community on the doorstep, Mount Bures is an idyllic setting for those looking to enjoy a more relaxed pace of life without feeling removed from everyday essentials

Location.

Wellhouse Farm, Mount Bures

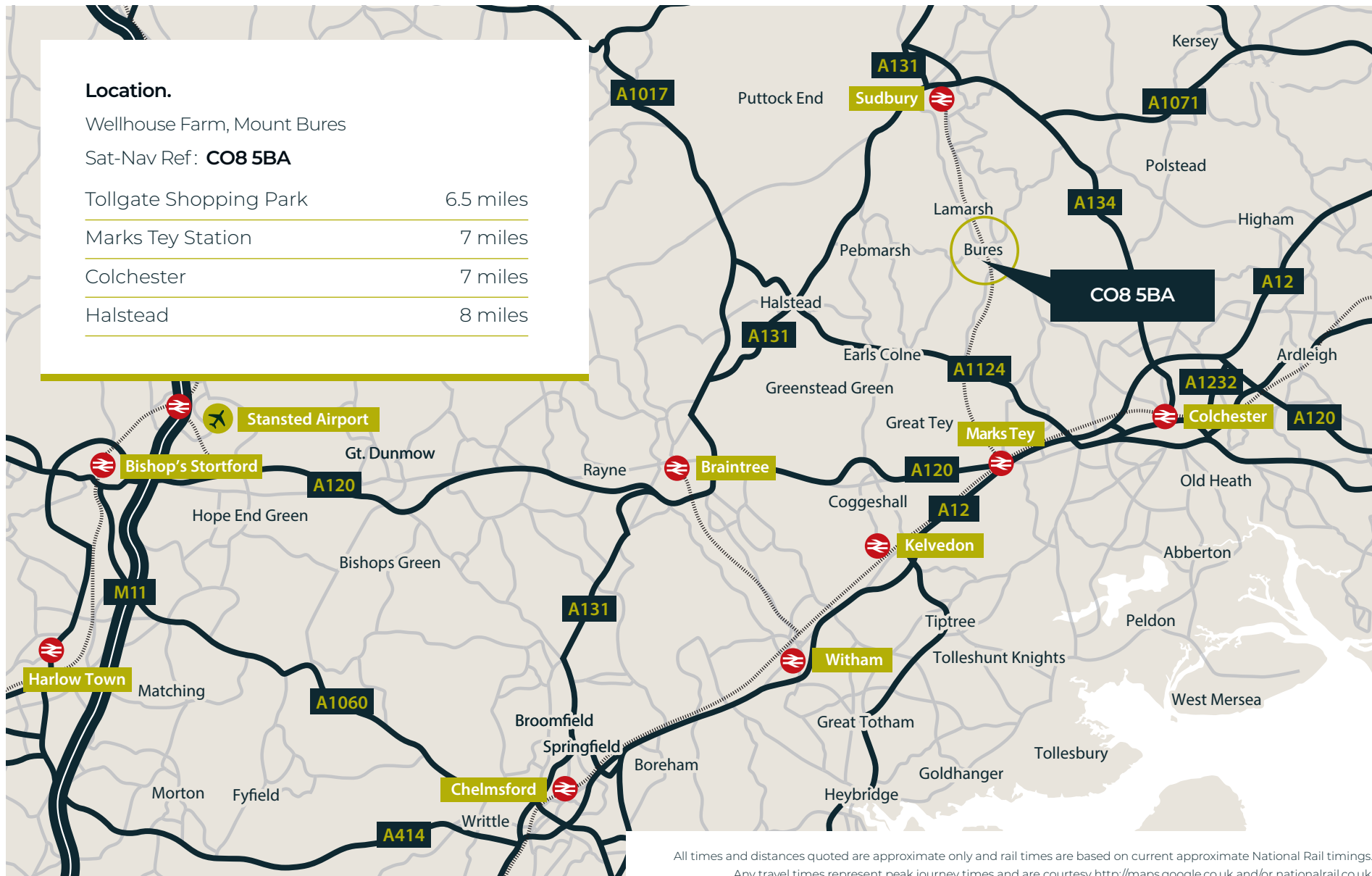
Sat-Nav Ref: **CO8 5BA**

Tollgate Shopping Park 6.5 miles

Marks Tey Station 7 miles

Colchester 7 miles

Halstead 8 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



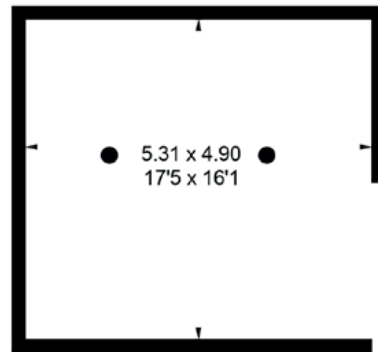


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Approximate Gross Internal Area = 974 sq ft / 90.5 sq m

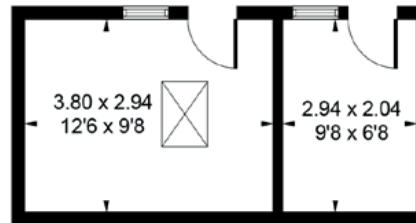
Outbuildings = 556 sq ft / 51.7 sq m

Total = 1530 sq ft / 142.2 sq m



(Not Shown In Actual
Location / Orientation)

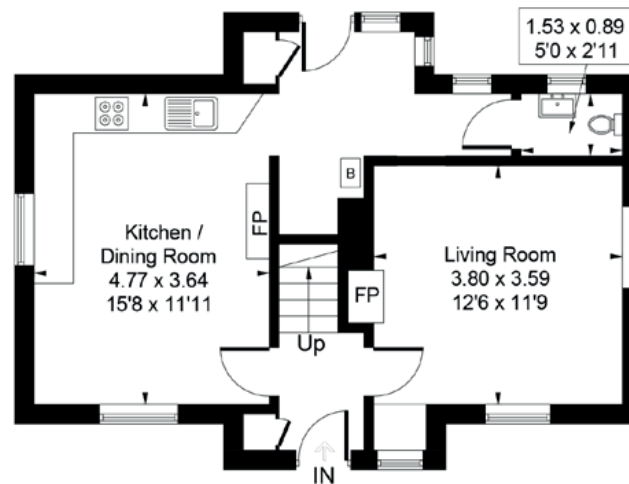
Outbuildings



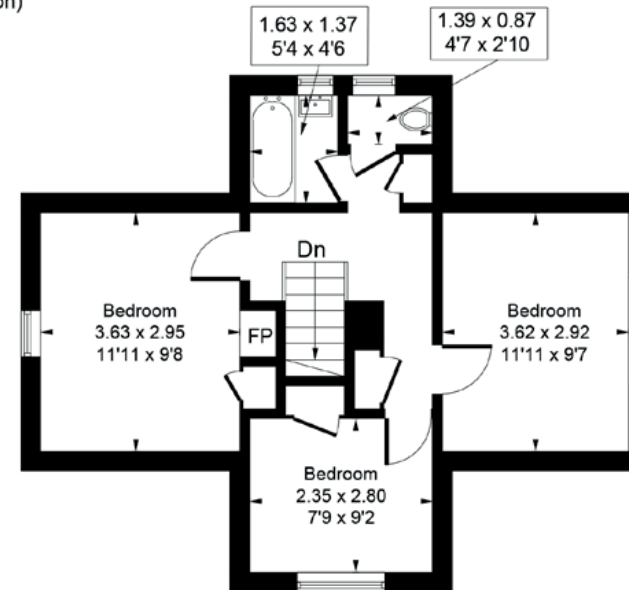
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(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.