



The Coverts | West Mersea | CO5 8AW

FINE & COUNTRY

SELLER INSIGHT

“ We were fortunate to move to our house on Mersea Island almost 19 years ago, having lived in a neighbouring village for several years. At that time, our boys had been members of the Mersea Scout group where they learned to sail, which led them to becoming members of Dabchicks on Mersea, as junior cadet sailors. Plus, we were forever coming on to the island for dental, optician appointments and visits to the supermarkets, restaurants, and independent shops.

Roll forward 19 years, we are still members of Dabchicks sailing club, regularly going out using our own boat to support adult evening sailing. Also, living only a 10 minutes walk down to the Mica Community Centre, we have been able to join in social events, sports and dance classes during the day and evening. Having pursued their love of sailing, both boys have now lived and worked on the South Coast of England for several years, as they design yachts and workboats for the UK and abroad. Southampton is the heart of the boat industry and although both boys have not wanted us to leave Mersea itself, as they have wonderful memories, we now feel that the time is right to live nearer to them.

The house itself has been wonderful, not only because it is close to the beach and village facilities, located in a no-through road, but it has allowed us room not only to grow as a family, but also to entertain. It is spacious, and has flexibility to change room layout. We have been able to store initially our caravan, then a couple of boats on our front drive and 2 cars in the double garage, plus friends' cars on our driveway whilst visiting.

The gardens have several mature trees and shrubs and the sun follows you from east to west, so that you have sunshine throughout the day. The hardest thing will be to leave our lovely friends and neighbours in the whole road.”

* 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

A beautifully arranged four-bedroom home in West Mersea with generous living space across three floors, including a loft room, stylish kitchen, sitting room with log burner, study, and double garage, all set within a charming coastal setting close to the Blackwater Estuary.

STEP INSIDE

A welcoming entrance porch, framed by double-glazed inner and outer doors with side glazing, creates a bright and inviting arrival point. The electric meter and 3-phase supply are neatly housed here, offering future potential for an EV fast charger.

The hallway sets a practical yet stylish tone, featuring non-slip laminate flooring in a grey tiled finish, a useful understairs storage cupboard, and stairs leading to the upper floors. A downstairs cloakroom, fitted with a heritage-style toilet and basin, continues the same flooring for a cohesive feel.

The kitchen is a characterful and well-equipped space, with traditional terracotta floor tiles complemented by marble worktops incorporating Juperana Torrone marble, travertine and onyx. A Stoves Richmond range cooker in Soho Green takes centre stage, alongside a German De Dietrich fridge freezer, Baridi wine cooler, and Franke carbon black sink. A modern Intergas Compact boiler, installed in 2023, supports efficiency.

Leading on from the kitchen, the dining room features natural waxed pine floorboards, creating a warm and inviting setting for everyday meals or entertaining. The sitting room is generously proportioned, also finished with pine flooring and centred around a DEFRA-approved Ecosy+ Hampton log burner. A separate study provides a quiet space for work or reading, while a storage room and well-considered layout complete the ground floor.

On the first floor, four bedrooms are arranged around the landing, with estuary views enjoyed from this level. The main bedroom benefits from fitted wardrobes and access to an en-suite with a corner bath, double basin with marble top, and heritage-style fittings. Bedrooms two, three and four are all well-sized. The family bathroom continues the same classic styling, and an airing cupboard houses the hot water cylinder.

From the second-floor landing, stairs rise to a third-floor loft room. This versatile space works well as a hobby room or private retreat, with built-in desk space, multiple Velux windows, electric convector heaters, and access to service points including the heating header tank and TV distribution system.



STEP OUTSIDE

STEP OUTSIDE

Set in a 0.15 acred plot, the rear garden is generous and has been thoughtfully arranged for both relaxation and practicality, featuring a large lawn area, different patio areas, mature planting, and a private, enclosed setting. A lined and shelved shed by Poulton Portables provides useful storage, while a brick-built BBQ with chimney creates an inviting focal point for outdoor gatherings. A gated side storage area enhances functionality, and there is direct access to a rear storage/laundry room.

To the front, a large driveway provides ample space for parking and leads to a substantial double garage, offering further versatility for vehicle storage, hobbies, or workshop use.

LOCATION

Situated in the sought-after coastal town of West Mersea, the property enjoys a lifestyle shaped by the sea. The town is known for its sailing community, beaches, independent restaurants, and fresh seafood, with everyday amenities including local shops, cafés, and supermarkets.

For education, West Mersea School provides primary schooling locally, with secondary options including Thurstable School in nearby Tiptree and Philip Morant School in Colchester. Independent schooling is well represented in the area, including Colchester Royal Grammar School and Colchester County High School for Girls (grammar), along with Holmwood House School and St Mary's School.

Colchester offers wider shopping, dining, and rail connections to London Liverpool Street, while the surrounding countryside and coastline provide a rich setting for walking, sailing, and outdoor pursuits.

AGENT'S NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

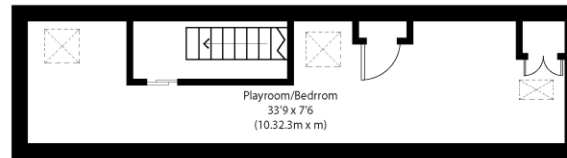
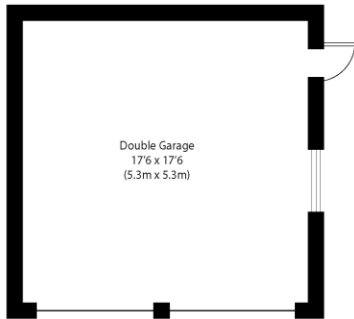
Approximate Gross Internal Area
 Main House 1910 sq ft (177 sq m)
 Garage 310 sq ft (29 sq m)
 Total 2220 sq ft (206 sq m)

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. copyright www.photoshausgroup.co.uk

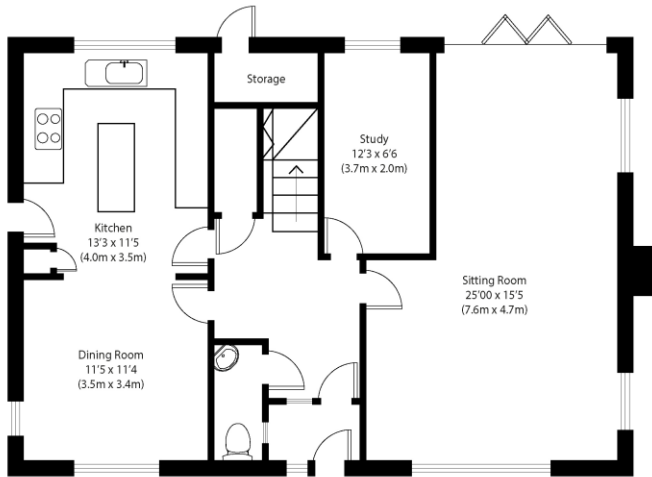


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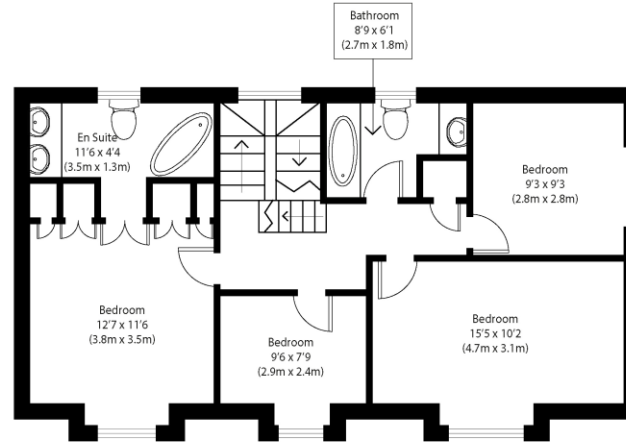
follow Fine & Country Colchester on



Second Floor



Ground Floor



First Floor

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