


High Street, Burnham On Crouch CM0 8AH

**Offers in excess of £310,000**

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SJ WARREN

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# The accommodation comprises

OFFERED WITH NO ONWARD CHAIN

Rarely to the market this gorgeous looking Grade II listed cottage which proudly sits in Burnhams vibrant High Street and conservation area.
Locally recognised and admired by visitors including being the subject of many local paintings, beautifully and sympathetically modernised.

This fabulous two bedroom cottage would make a wonderful home, buy to let ort a superb airbnb.
The cottage has kept all its original fine features and charm, as depicted in the photography and video tour and we would urge a prompt appointment , to avoid disappointment.

The ground floor offers a charming cosy lounge with open fireplace and cast iron wood burner, a separate dining room and breakfast bar, bright and airy kitchen, bathroom and rear lobby.
The first floor again full of original character, has two double bedrooms.
Externally and PLEASE NOTE is the cottages courtyard, this offers ample space to sit out and relax or entertain, along with the original pitched roof outhouse/now summer house with power, light and original open fireplace.
The neighbouring cottage does have access across for utility use to the side alley that both cottages access, we would reiterate this is used respectfully.

**Entrance and lounge**
14'1 x 13'5
It is very difficult to truly do this cottage the justice it deserves, it is a gorgeous property oozing its original and character throughout. The sympathetic modernisation and decorative order is to a very high standard and this room is made all the more cosier, by the open fireplace with cast iron wood burner and hardwood mantle and original exposed beams. To one side of the fireplace is an original door blocked off to what would have been to the adjoining cottage. character grey engineered oak flooring, television point and a column style radiator, stairs to the first floor and understairs recess.

**Dining room**
12'4 x 8'8
Quality wood effect laminate flooring, original exposed beams, recess with feature fireplace, down lighting and a double glazed window to the rear. Plenty of space hear for a good size table and chairs and also benefitting to a kitchen open hatch with breakfast bar, television point and column style radiator.

**Kitchen**
8'7 x 7'8
This is an extremely bright and airy room with a very large velux style ceiling window, bringing in bags of natural light. Fitted with a range of white high gloss eye level units with back tiling, matching base units and drawers with solid wood work surfaces over. Space for an electric oven with stainless steel splash back, plumbing for a washing machine, space for fridge/freezer and a stainless steel inset circular sink.

**Rear lobby**
The rear lobby has down lighting, double glazed window and door to the rear and door to the bathroom.

**Bathroom**
Panel bath with above fitted shower, rain and hand held shower/screen, Hand wash basin with vanity cupboard below close coupled wc and expel air. Oversized white heated towel rail, down lighting and a double glazed window to the rear.

**Landing**
Original exposed beams.

**Bedroom one**
12'2 x 11'3
Both bedrooms are good size double rooms with many of the original fine features. Exposed original floor boards and original cast iron fireplace again with a false door that would have originally connected to next door. Built in louvred fronted wardrobes to one wall, radiator and a sash window to the front.

**Bedroom two**
12'2 x 8'7
Another good size double room, oak flooring and original exposed beams, television point and a double glazed window to the rear.

**Courtyard garden**
As with all these beautiful high street period properties they have a courtyard to the rear, how ever this offers plenty of space to sit out relax and entertain. The neighbouring property does have access across for utilities but it is used respectfully. Gate to the side for both cottage with access to the front.
Summer house/office or room of choice, this would originally have been the wash house and is steeped with character including the original fireplace.

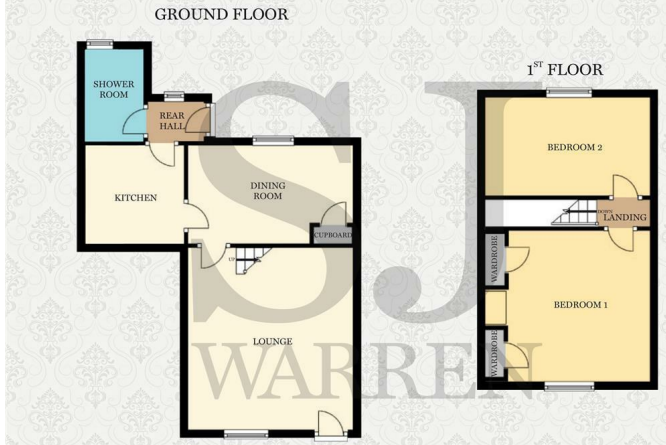
**Agents note**
The pair of cottages often obtain interest due to their very attractive appearance, painted by visiting and local artists and making them a very rare to the market purchase.





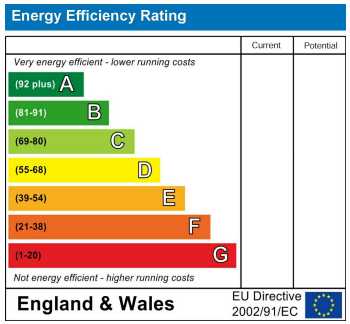


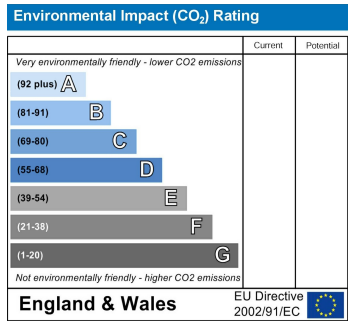
## High Street, Burnham On Crouch




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