



DAVID
BURR

Old Ipswich Road
Ardleigh, Essex

Blue Barns Cottage, Old Ipswich Road, Ardleigh, CO7 7QL

Blue Barns Cottage is a remarkably well presented listed thatched cottage, situated in a private setting on the outskirts of Ardleigh. This charming three double bedroom home occupies established mature grounds of approximately three quarters of an acre.

The cottage has undergone many improvements in recent years ensuring that it is in great condition for many years to come. Improvements include a re-thatch and first floor extension with an ensuite and dressing room in 2020, designer radiators, and replacement windows. The cottage offers the rare appeal of historic charm with the modern finishes and specifications.

The property presents a wonderful blend of period character, quality improvements and practical modern convenience. Beautiful exposed timbers, inglenook fireplaces, solid timber flooring and traditional detailing sit comfortably alongside stylish interiors.

Accommodation is arranged over two floors and incorporates a spacious main reception area extending to approximately 25ft x 15ft and is rich in character, with exposed timbers, solid oak flooring and incorporates an inglenook fireplace with inset Franklin Stove. The room is divided to provide a flexible study/family area, and a formal lounge creating a versatile space for both relaxation and home working, with a rear door opening directly onto the garden.

The dining room provides an atmospheric central reception space, with exposed timberwork, quarry tiled flooring and a striking inglenook fireplace with oak bressummer and leads to the kitchen which is finished in a modern farmhouse style, the kitchen features light cabinetry, dark granite work surfaces, integrated appliances, a range oven, wine cooler and tiled flooring with underfloor heating. An inner lobby leads to a pantry and a beautifully appointed light and spacious ground-floor bathroom, complete with roll-top claw foot bath, separate shower, pedestal basin and WC.

The first floor offers three double bedrooms, each displaying the character expected of a cottage of this age. Exposed beams, studwork and attractive garden views enhance the sense of warmth and individuality. The principal bedroom benefits from its own en-suite shower room and dressing area, a valuable addition made within recent years, providing excellent storage and modern convenience while preserving the property's period appeal.

The property is approach via a driveway providing off-road parking for three to four vehicles and gives access to the single garage and a gateway to the potential for further parking within the garden area. An added bonus being the EV charging point. Mature trees, and foliage create established boundaries and a strong sense of privacy, with the cottage largely screened from the road.



Blue Barns Cottage, Old Ipswich Road, Ardleigh, CO7 7QL

The south-west facing rear garden has a wide splay and has been cleverly arranged to give a formal garden from the rear of the main reception area which is particularly well suited to entertaining, with a patio seating area taking in views of the gardens and decked terrace to the rear arranged for seating and dining. Beside this area is a charming summer house with, power, light and fibre internet access offers excellent potential as a home office, studio or garden retreat.

An additional large lawned area is ideal for outdoor pursuits and leads to a fenced vegetable garden and a fully functioning fresh water well with pump, ideal for maintaining the lawns, borders and planting.

The location is one of the property's key strengths, offering a peaceful semi-rural setting while remaining highly convenient for day-to-day amenities and transport links.

- **Beautiful Grade II listed thatched cottage**
- **Private position on the outskirts of Ardleigh**
- **Established mature grounds of approximately three quarters of an acre**
- **Re-thatched and extended in 2020 and lovingly maintained by the current owners**
- **Three double bedrooms and two bathrooms, including principal en-suite**
- **Principal bedroom with dressing area and independent access arrangement**
- **Three reception areas, including spacious lounge, dining room and study/family room**
- **Wealth of period features including exposed timbers, inglenook fireplaces and solid oak flooring**
- **Stylish integrated farmhouse kitchen with granite worktops, range oven and underfloor heating**
- **South-west facing landscaped rear garden arranged into distinct zones**
- **Studio with power, light and internet, ideal as a home office**
- **Working fresh water well with pump, raised vegetable area and attractive entertaining terrace**
- **Single garage, EV charging point and off-road parking for three / four vehicles**



Ardleigh village is only a short drive away and is an attractive and well-connected north Essex village, offering a pleasing blend of countryside charm and everyday convenience. and provides a good range of facilities including a primary school, nursery, GP surgery, village hall, shop/post office facilities, petrol station, church, recreation areas and a popular public house/restaurant with large garden.

Surrounded by open countryside and close to Ardleigh Reservoir, it is well placed for scenic walks and outdoor pursuits, while nearby Colchester and Manningtree offer broader shopping, schooling and transport links. The A137, A12 and Manningtree mainline railway station provide convenient access for commuters and those travelling further afield.

For wider amenities, Colchester city centre is a short drive and offers an extensive range of shops, restaurants, cultural facilities, leisure options and mainline rail services. The property is also well placed for the A12, A120, Colchester North and Manningtree stations, with regular trains to London Liverpool Street. Constable Country, Dedham Vale, the Essex coast, Ipswich, Stansted Airport and the M25 are all within convenient reach, making Blue Barns Cottage an exceptional choice for buyers seeking country charm without isolation.

TENURE: Freehold

SERVICES: Mains water, and electricity are connected. Modern private drainage and oil fired heating. Superfast broadband, CCTV, alarm systems and an EV charging point.

NOTE: None of these services have been tested by the agent.

EPC RATING: D

WHAT3WORDS: arming.riverbed.organisms

LOCAL AUTHORITY: Tendring District Council, Town Hall, Station Road, Clacton On Sea, CO15 1SE (01255 686868). **BAND:** F

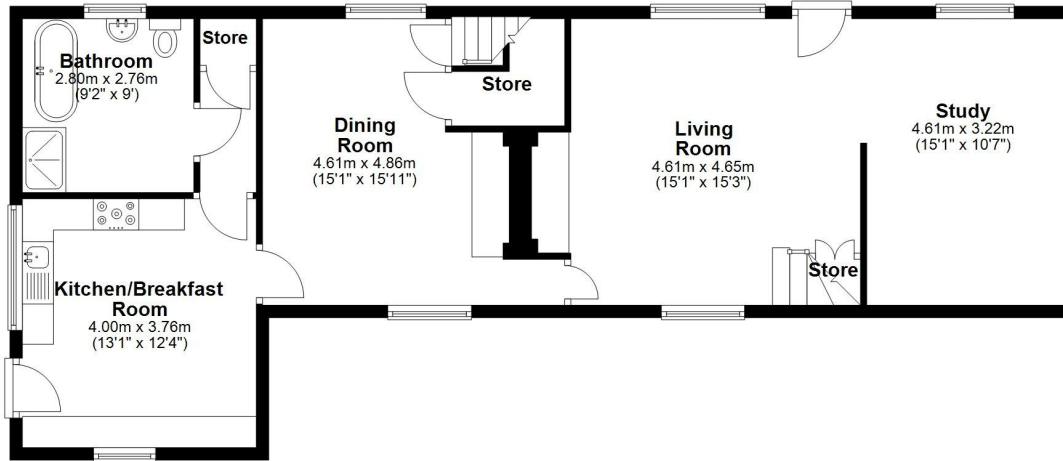
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

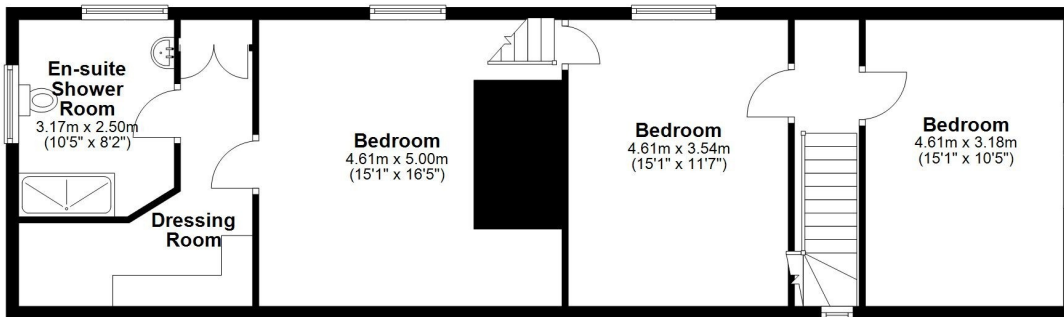
No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



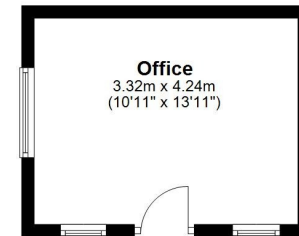
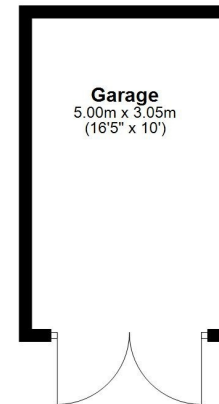
Ground Floor
Approx. 86.0 sq. metres (925.3 sq. feet)



First Floor
Approx. 77.9 sq. metres (838.9 sq. feet)



Outbuildings
Approx. 29.3 sq. metres (315.6 sq. feet)



Total area: approx. 193.2 sq. metres (2079.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



