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01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

2 Blue Row

21 East Mersea Road

West Mersea

CO5 8SH

£265,000



- Charming period cottage
- Two double bedrooms
- Beautiful rear garden
- Countryside views
- Character fireplaces
- "Hobbit House" cabin
- Electric Central Heating
- Ideal holiday let

Game Estates are delighted to bring to the market Blue Row Cottages, a truly charming two-bedroom mid-terrace cottage located on East Mersea Road, just a short drive from the centre of West Mersea.

Full of character and period charm, this delightful cottage offers a warm and inviting feel throughout, blending traditional cottage features with quirky and individual touches. From stripped pine floors and latch doors to feature fireplaces and stunning countryside views, the property has a wonderful sense of personality and homeliness.

One of the real highlights of the property is the exceptional rear garden and the generous plot it occupies. To the front there is a long driveway currently providing parking for two vehicles, with the potential to create additional parking if required. The rear garden has been thoughtfully divided into several individual areas, creating a wonderful space to relax, entertain and enjoy.

The cottage would make an ideal first-time purchase, weekend retreat or holiday let investment on beautiful Mersea Island. EPC: E

- **Hallway stairs and landing**

Entering the property through the front door, you are welcomed into a small entrance hallway with a traditional wooden staircase rising to the first floor. Upstairs, the landing provides access to the loft via a pull-down ladder, with the loft itself being fully boarded and offering excellent storage space. Traditional latch doors continue the cottage feel throughout the home.

- **Lounge**

3.36m x 3.41m (11' x 11' 2")

The lounge is a beautiful and cosy reception room positioned to the front of the property with a large window overlooking the driveway, trees and surrounding countryside. Bathed in natural sunlight, the room is full of character with stripped pine flooring, original style doors with latches and a charming working fireplace creating a warm and welcoming atmosphere.

- **Dining Room**

2.61m x 4.22m (8' 7" x 13' 10")

Located to the rear of the cottage, the dining room is deceptively spacious for a property of this type and enjoys lovely views over the rear garden. Rich in period charm, the room features another fireplace and stripped pine doors, making it a wonderful space for entertaining or family dining before leading naturally through into the kitchen.

- **Kitchen**

2.51m x 2.44m (8' 3" x 8')

The kitchen has been designed with a colourful Mexican-inspired feel and offers a quirky and unique touch to the property. Featuring a dual drainer sink with chrome mixer tap, space for an electric oven, tall standing fridge freezer and washing machine, the kitchen also provides direct access out to the rear courtyard and gardens beyond.

- **Bedroom 1**

2.72m x 4.26m (8' 11" x 14')

Bedroom one is a lovely bright double bedroom located at the front of the property with beautiful views across the surrounding fields. Sunlight streams through the large window creating a peaceful and relaxing feel. The room benefits from built-in wardrobes, additional storage over the stairs and attractive stripped pine flooring.

- **Bedroom 2**

2.62m x 4.24m (8' 7" x 13' 11")

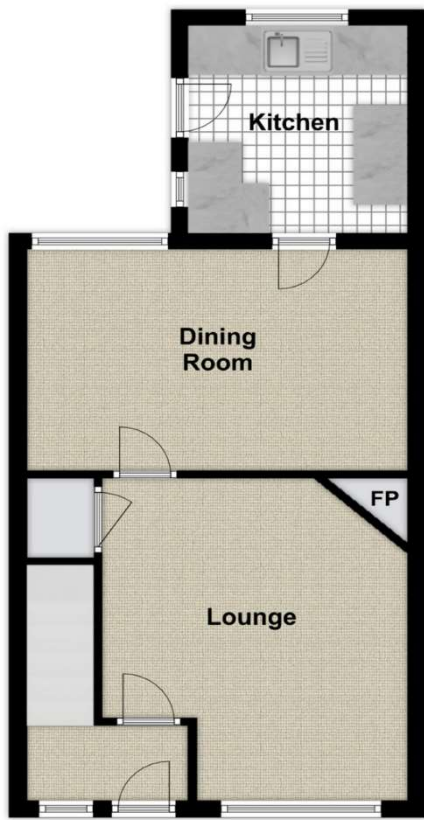
Bedroom two is another comfortable double bedroom positioned at the rear of the property overlooking the garden. The room enjoys a pleasant outlook and features a traditional corner fireplace adding to the cottage charm.

- **Bathroom**

1.66m x 2.37m (5' 5" x 7' 9")

The bathroom is accessed via a small inner lobby from bedroom two, where there is also a useful airing cupboard and storage area. Beautifully styled with cream wood panelling, the bathroom comprises a modern walk-in shower, wash hand basin set upon a wooden vanity unit and concealed cistern WC.

- **Rear Garden** The rear garden is undoubtedly one of the standout features of Blue Row Cottages. From the kitchen you step into a charming courtyard area complete with a handmade Mexican-themed barbecue, ideal for summer entertaining. Beyond this are several useful outbuildings and sheds, including the wonderful "Hobbit House" – a delightful timber cabin complete with pine bunk beds, pine cladding and electricity, creating a magical hideaway for visiting grandchildren or guests, with an additional room with toilet and hand wash basin. Further along, the garden opens beautifully into a large lawned area bordered by mature planting and established shrubs, creating a peaceful and private setting. At the very end of the garden sits a stunning pergola draped in seasonal flowering plants and blossom, offering the perfect place to unwind with a glass of wine at the end of the day. Early viewing is highly recommended to appreciate the charm, character and wonderful gardens this unique cottage has to offer.



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