



DAVID
BARR

Elms Cottage,
Mount Bures, Essex

Elms Cottage, Peartree Hill, Mount Bures, CO8 5BA

Elms Cottage is an appealing unlisted four-bedroom detached home of traditional brick construction, complemented by a later extension . Unlisted and offering excellent scope for further enlargement or enhancement (subject to the necessary consents), the property is set within established grounds extending to approximately 1.75 acres, enjoying a peaceful position within a quiet and highly regarded hamlet.

The accommodation is approached via an entrance hall with tiled flooring, leading to three well proportioned ground floor reception rooms. These include a generous dining room with a south facing aspect and a dual aspect sitting room featuring sash windows, double doors opening to the rear garden and a direct connection to the Rayburn fitted kitchen. A garden room spans the rear elevation, enjoying a sunny outlook, tiled flooring and double-glazed doors to the side. The ground floor is further complemented by a utility room and a cloakroom with shower.

At first floor level, the property offers four generously proportioned bedrooms, all benefiting from open views across the surrounding unspoilt farmland. A family bathroom, finished with tongue and groove panelling, completes the accommodation.

Externally, Elms Cottage is approached via ample private parking and sits within mature, well-screened gardens. The grounds extend to approximately 1.75 acres and include an expansive lawn, established trees, an orchard area and a pond, together with significant potential for further landscaping or development.

- **Detached four-bedroom property with traditional character**
- **Unlisted status, offering flexibility for future alterations**
- **Approximately 1.75 acres of established, well-screened grounds**
- **Three well-proportioned ground floor reception rooms**
- **South-facing dining room with excellent natural light**
- **Dual-aspect sitting room with garden access**
- **Garden room enjoying a sunny outlook**
- **Open countryside views from all first-floor bedrooms**
- **External office ideal for homeworking**
- **Outbuildings include large workshop, small barn and wood shed**
- **Mature gardens with orchard area and pond**
- **Ample private parking**
- **Quiet, tucked-away position within a desirable hamlet**
- **Convenient access to nearby amenities while retaining rural tranquillity**



Elms Cottage occupies a discreet, tucked-away position within a sought-after rural hamlet, offering a high degree of privacy and tranquillity. The setting is characterised by attractive countryside and open farmland, providing a peaceful backdrop while retaining a strong sense of community.

Despite its rural position, the property enjoys convenient access to nearby villages and market towns, where a range of everyday amenities, excellent schools and services can be found.

Commuters have access to nearby Bures and Colchester stations.

The surrounding area is well regarded for its quality of life, appealing to those seeking a balance between countryside living and accessibility.

The combination of open countryside, limited passing traffic and an unspoilt setting makes the location particularly attractive for purchasers looking for space, privacy and potential. The area is ideal for outdoor pursuits, with opportunities for walking and enjoying the surrounding landscape, while road connections provide practical access for commuting or leisure travel. Overall, Elms Cottage presents a rare opportunity to acquire a home of charm and substance in a highly desirable rural position, with significant scope to tailor the property to individual requirements.

AGENTS NOTE: The drainage system is over 20 years old and this has been factored into the determining of the Guide Price in allowing for potential replacement should it be required.

TENURE: Freehold

SERVICES: Mains water, and electricity are connected. Private drainage, oil fired heating, high speed internet by fibre broadband.

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

EPC RATING: E

WHAT3WORDS: stereos.oaks.submerge

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester CO3 3WG (01206 282222) **BAND:** D

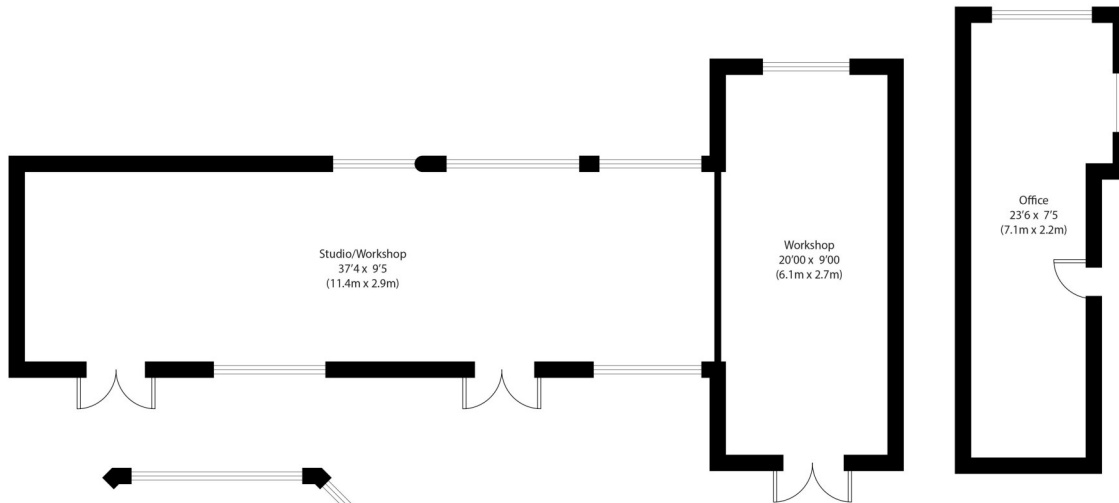
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

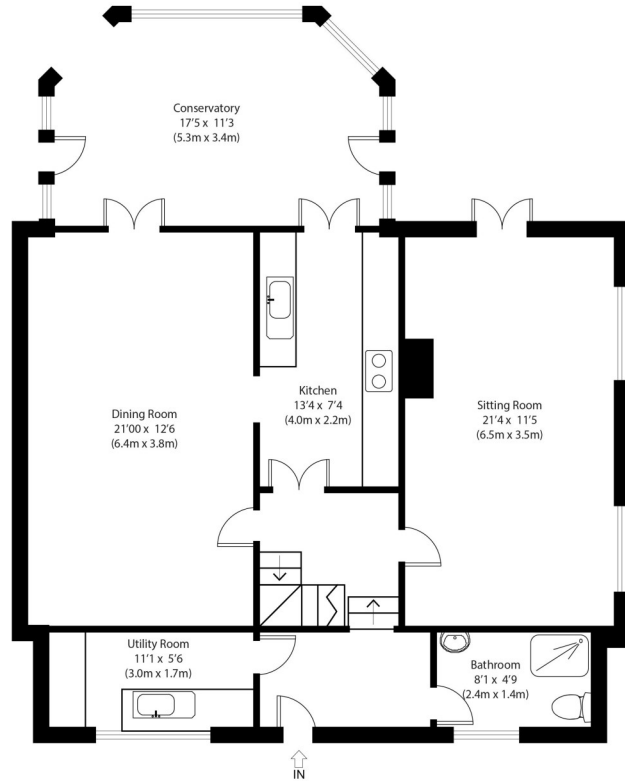




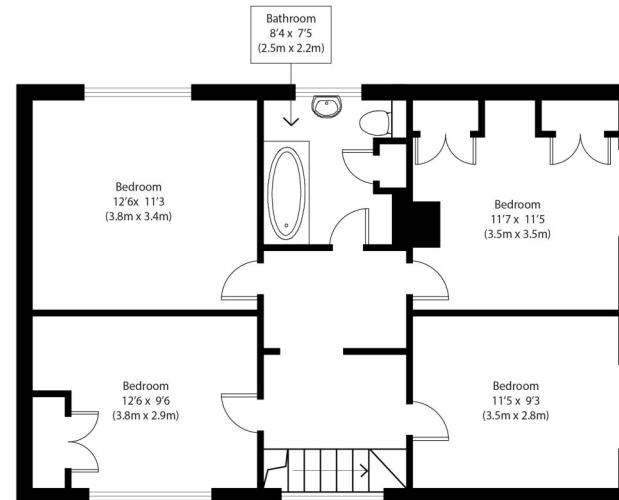


Approximate Gross Internal Area
Main House 1780 sq ft (165 sq m)
Outbuildings 685 sq ft (64 sq m)
Total 2465 sq ft (229 sq m)

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.photohausgroup.co.uk



Ground Floor



First Floor

