

oakheart



£1,175,000

Asking Price

Peldon Road, Little Wigborough

Elmdale is a truly distinctive country residence, set within approximately eight acres of beautifully maintained grounds which include tractor shed, stables with solar panels fitted, and summer house in the sought-after village of Little Wigborough. This Grade II listed home, dating back to the 18th century, effortlessly combines historic charm with carefully considered modern comforts, creating a property of both character and practicality.

From the moment you enter, the home reveals a wealth of original period features, including exposed timber beams and traditional fireplaces, all contributing to a warm and inviting atmosphere. The generous lounge serves as a focal point of the house, centred around an impressive fireplace that

provides a cosy yet elegant setting for everyday living and entertaining. A separate dining room offers a more formal space, ideal for hosting guests, while a dedicated study area provides a flexible area suited to home working or quiet relaxation.

The kitchen forms the heart of the home, thoughtfully designed to balance rustic charm with everyday functionality. Featuring classic-style cabinetry and a spacious walk-in pantry, it provides ample storage and preparation space. Stable doors open directly onto the grounds, creating a seamless connection between indoors and outdoors, while allowing natural light and fresh air to enhance the space.

Upstairs, the property offers four well-proportioned double bedrooms, each enjoying attractive views over the surrounding gardens and countryside. The principal bedroom benefits from fitted wardrobes and a private ensuite bathroom, creating a peaceful and secluded retreat. A further bedroom also includes fitted storage, while the remaining rooms offer versatility for family living, guest accommodation, or additional workspace.

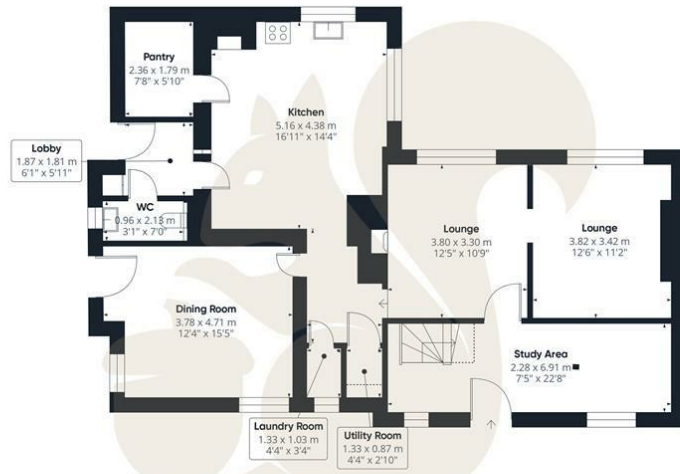
Overall, Elmdale presents a rare opportunity to acquire a home of genuine historic significance, set within idyllic surroundings, yet thoughtfully adapted for modern living.



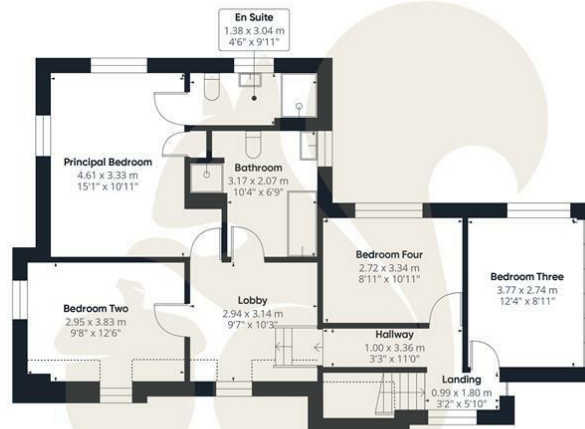








Ground Floor Building 1



Floor 1 Building 1

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GLA¹⁾
 106.78 m²
 1149.39 ft²
Total
 188.67 m²
 2030.83 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:
 Colchester

Tenure:
 Freehold

Council Tax Band:
 E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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