



Waterlane House
Colneford Hill | White Colne | CO6 2PJ

SELLER INSIGHT

“We call Water Lane House the house of seasons. In the winter we cozy up in the old part of the house, with the historic beams and roaring inglenook log burners (which heat the whole house). It looks magical at Christmas with the tree and lights. In the summer we tend to migrate to the back of the house and enjoy the views of the long garden, trees, bird life and sunshine.

It's a wild garden – full of life; we've had Peregrine falcons, red kites, and all sorts of songbirds. We've enjoyed many lunch parties with friends under the trees, and the kids held fun camp outs on the lawn. The dog cools off in the river at the far end of the garden in the summer (handy in the heatwave!), and we have campfire breakfasts in the wood. The generous guest annex means it's easy to have people to stay. And the coach house makes a fantastic office space.

We renovated the old part of the house sensitively; insulating windows and fitting oak floorboards throughout. (We kept some of the uneven floors in the oldest part, which dates back to the 14th century, because to level them would have meant removing history.) It's incredible to think of all the people who lived and loved in these rooms – we used to live in America, and this house was built 300 years before Christopher Columbus landed on their shores! We've spotted Medieval witches' marks on the oldest beams; carved centuries ago to keep the house safe from spooky happenings.

Our kids went to the local (very good) primary school and it was so sweet to be able to walk them back and forth (it's about a 15 minute walk), through the historic Priory and past the ponies and alpacas in the fields. It's a close community here, with parties on the meadows in the summer and carols on the green in the winter. Earls Colne has a good supply of shops, a library, post office, hairdressers and several nice pubs, and the recreation club has plenty of sports and clubs.

We've loved living here – but as the kids are growing up and we need to move for work, it's time to say goodbye. I don't believe anyone 'owns' these old houses – they are living, breathing entities, and we are merely the custodians, nurturing them as loving homes for future generations.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

A distinguished Grade II Listed four-bedroom country home set within approximately 1.1 acres in the heart of White Colne. Rich in character and sympathetically restored, this substantial home offers versatile accommodation, a self-contained one bedroom annexe, extensive outbuildings, mature gardens, paddock, woodland and access to the River Colne.

Steeped in history and full of charm, this handsome Grade II Listed home has been carefully restored by the current owners, preserving its original character while enhancing comfort and practicality throughout.

The rebuilt entrance porch provides an inviting introduction, complete with traditional Suffolk brick flooring and a cast-iron radiator. Stepping into the elegant sitting room which offers a welcoming space to relax, where generous proportions and period character combine to create a wonderfully inviting setting.

As part of the extensive restoration programme carried out by the current owners, the original windows have been carefully refurbished and draught-proofed, improving insulation while respecting the integrity of the Grade II Listed building. The sitting room itself has been comprehensively renovated and is currently enjoyed as a winter sitting room. Featuring a wood-burning stove, bar area, levelled flooring, replastered walls, new electrics and cast-iron radiators, it provides a warm and welcoming setting for both quiet evenings and social occasions alike.

At the centre of the house lies a magnificent reception room, currently used as a dining room, and undoubtedly one of the property's most impressive spaces. Lovingly renovated with reclaimed floorboards, new electrics, cast-iron radiators and a striking inglenook fireplace, it is a room rich in atmosphere. Hidden behind an original timber door, a staircase rises to the first floor, a feature that speaks to the property's long history.

The spacious kitchen retains its characterful Suffolk brick flooring and offers an excellent opportunity for a new owner to create a bespoke kitchen in keeping with the property's historic nature. The adjoining pantry, boot room and cloakroom have all been fully renovated, with the cloakroom having formerly served as a shower room.

Positioned to enjoy views across the gardens, the conservatory provides a light-filled connection between house and outside space. From here, access is gained to a highly versatile self-contained annexe wing incorporating a bedroom, bathroom, utility room with kitchenette facilities and a generous living room with French doors opening directly onto the garden. A mature silver birch creates an attractive focal point outside, making this a particularly enjoyable space during the summer months. Whether used for guests, multi-generational living, or independent accommodation, the annexe offers exceptional flexibility.

Upstairs, three further bedrooms continue the character and charm found throughout the house. The original staircase has been carefully restored, while oak floorboards have been laid across much of the first floor, with original boards retained wherever possible.

The principal bedroom enjoys a dual-aspect outlook across the gardens and benefits from bespoke storage built into the chimney breast recesses. Two of the bedrooms feature charming mezzanine levels, creating useful additional space for reading, hobbies, storage or study. One bedroom is particularly impressive with its double-height ceiling, loft access and replacement Velux glazing.

The landing itself has been opened up and enhanced with storage designed to complement the character of the house, creating a useful area that could equally serve as a workspace or reading corner. Both first-floor bathrooms have been renovated, with the larger bathroom incorporating a bath, shower and practical built-in storage beneath the eaves. An airing cupboard is also located on the landing.

Throughout the home, extensive restoration works have been undertaken with great respect for the integrity of the Grade II Listed building. Original windows have been repaired and draught-proofed, lime plaster applied where required, cast-iron radiators reinstated and electrics carefully upgraded. The result is a house that retains its historic character while feeling comfortable and practical to live in.



STEP OUTSIDE

Extending to approximately 1.1 acres, the grounds form an integral part of the property's appeal, combining lawned gardens, a paddock and areas of mature woodland. The current owners have carefully opened up the landscape, creating expansive lawned areas framed by established trees and planting. Beyond lies a paddock and, at the far end of the grounds, an area of mature woodland that provides a wonderful natural setting. A firepit has been created amongst the trees, creating an idyllic spot to gather on summer evenings, while the woodland beyond offers a natural playground for younger family members.

A particularly special feature is the property's access to the River Colne, with approximately five metres of river frontage extending beyond the garden boundary.

Running along the eastern boundary, a substantial brick wall supports established peach and plum trees, while a reinstated orchard now includes pear, quince and medlar trees. Around the pond, York stone has been carefully laid to create an attractive seating area. The pond is stocked with fish and benefits from both pumping and aeration systems.

The beautifully renovated coach house, with exposed beams throughout, provides two bedroom areas alongside a substantial room currently used as an office. It offers considerable potential for a variety of uses subject to any necessary permissions.

Additional outbuildings include a garage, a traditional barn currently used as a wood store, a garden shed and a storage building positioned within the paddock area. Parking is available at the front of the property for two vehicles, with space for a further two cars beyond the gates.

LOCATION

White Colne is one of the most desirable villages within the Colne Valley, celebrated for its attractive countryside surroundings, strong community spirit and historic village character.

The village enjoys an active parish council and a thriving community centred around the village green and village hall. Regular market days are held on the green, while food and music festivals take place on the nearby meadows throughout the year. Village allotments further contribute to the area's welcoming rural lifestyle.

For families, Earls Colne Primary School can be reached on foot via a pleasant countryside walk, while additional well-regarded state schools nearby include Earls Colne High School and Honywood School in Coggeshall. The area also offers an excellent choice of independent schooling, including Felsted School, Holmwood House School, Littlegarth School, Oxford House School, St Mary's School Colchester and Ipswich School.

Shops, cafés, public houses, healthcare facilities and leisure amenities can be found in nearby Earls Colne, whilst the market towns of Halstead and Coggeshall provide a wider range of independent retailers, restaurants and services, with Colchester offering extensive shopping, cultural attractions and leisure facilities.

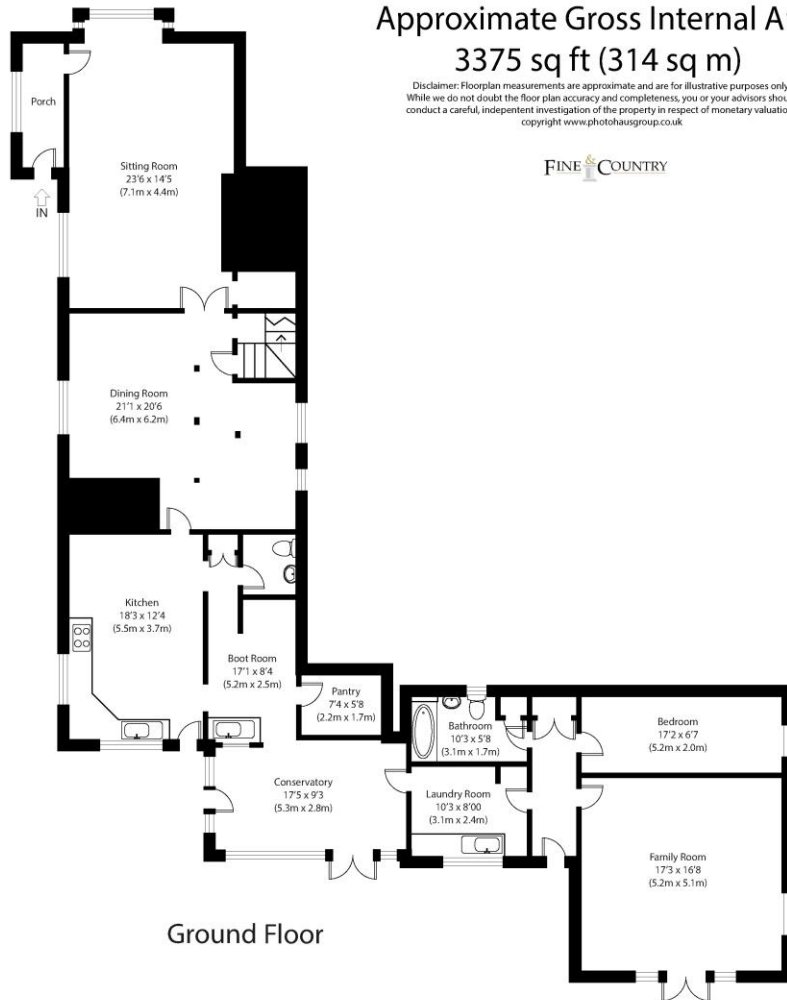
For commuting, mainline railway stations at Marks Tey and Kelvedon provide regular services to London Liverpool Street, whilst the surrounding road network offers good connectivity across Essex and Suffolk.

Offering a remarkable blend of historic character, beautifully restored accommodation, extensive outbuildings and grounds extending to approximately 1.1 acres, this is a rare opportunity to acquire one of White Colne's most distinctive period homes.

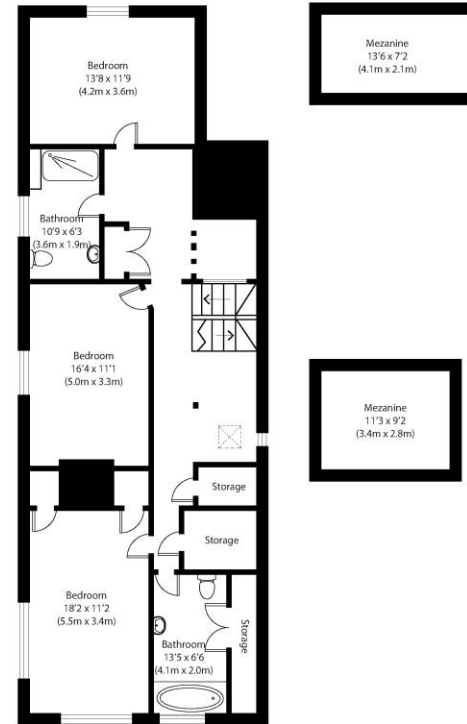
Approximate Gross Internal Area 3375 sq ft (314 sq m)

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.photoshausgroup.co.uk

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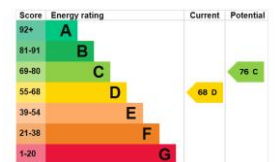
Ground Floor



First Floor

ELLIOT LEVY
ASSISTANT MANAGER

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.

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