



Coast Road | West Mersea | CO5 8LH

FINE & COUNTRY

SELLER INSIGHT

“We have had so much fun renovating The Coach House over the last 24 years. It needed some TLC when we bought it, but we fell in love with the location and view. Slowly over the years, we have uncovered a beautiful old house that was hidden inside an ugly exterior. If you look carefully, you can see where the horses were tethered and the old boards that made up the stable; the cobbles are still in the garage, and we have exposed many beams. A smugglers hole/priest hole found under the kitchen floor now has steps down into it and through into the basement. Old photos of the house found at the Museum show the house's exterior has not changed much, except for the look-out on top of the roof. We have always wanted to reinstate it, but perhaps this will be a project for the next owners!

We have so many wonderful memories of time spent at The Coach House. It is a special place to be. The location is great. It is so easy to pop into the village or stroll down to The Hard past the houseboats. We have loved living with the beach at the back. There is plenty of room in the shed for water sports equipment and a patio at the bottom of the garden where the fence can be removed and the beach enjoyed from this vantage point. We love having a coffee on the snug balcony where we can watch the boats come and go on water. Look behind you from there and you can see the beautiful church tower. But my personal favourite part of the house is the deck along the back of the house. On sunny days I love opening all the doors and using the space as an extension of the house - a great indoor-outdoor space to do life connected to the sea; to entertain or work peacefully at the table.

Mostly we will miss the garden. It is quite unique. The south facing light, the slope, and the natural spring creates an amazing micro-climate where the plants grow so well. I always hoped to do a "Beth Chatto-style" project surrounding the pond and channel which divides the two lawns – to let the garden do its own thing here. The scope for creativity in this garden is endless.”

* 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

OVERVIEW

Positioned directly on the shoreline of West Mersea, this exceptional four bedroom coastal home enjoys uninterrupted, panoramic sea views and direct access to the beach from its beautifully landscaped gardens.

Character-filled with exposed beams, bi fold doors and a warm blend of traditional charm and contemporary design, the property offers an extraordinary standard of coastal living. Three sun terraces, a spectacular sea facing balcony and thoughtfully designed outdoor spaces make the most of this rare beachfront setting.

STEP INSIDE

The moment you step inside, the natural light and unmistakable coastal atmosphere become immediately apparent. The sitting room forms a serene focal point, enhanced by exposed beams and bi fold doors that open directly onto one of the sun terraces, allowing the sea to remain an ever present backdrop. The dining room is beautifully positioned for effortless entertaining and, with its own bi fold doors, offers a seamless connection to the garden.

The kitchen blends elegant design with everyday practicality, featuring bespoke cabinetry, a classic farmhouse sink and captivating views towards the coast. Two well proportioned bedrooms and a family bathroom sit alongside a useful utility room and an additional downstairs bathroom, while the internal garage provides valuable storage. A basement, accessed from one of the bedrooms, offers further flexibility in how the living space can be enjoyed.

Upstairs, the principal bedroom benefits from magnificent, far reaching sea views and opens onto a private balcony where the horizon feels like an extension of the room itself. The second bedroom is also beautifully presented, and a well appointed family bathroom completes the first floor. The property additionally features a mezzanine level space, accessible from the second bedroom, providing a versatile area that can be adapted to suit individual needs.



STEP OUTSIDE

STEP OUTSIDE

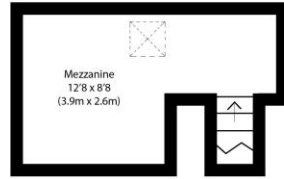
The gardens have been beautifully landscaped to enhance the property's coastal position, with three sun terraces creating varied outdoor spaces for dining, entertaining or simply enjoying the ever changing views of the sea. Mature planting, thoughtful design and allow you to savour the tranquillity of the shoreline throughout the year. At the far end of the garden, private access leads directly onto the beach, making morning walks, paddle board sessions or peaceful moments by the water a part of everyday life. At the bottom of the garden, by the beach is a large detached shed with electrics and outside tap.

LOCATION

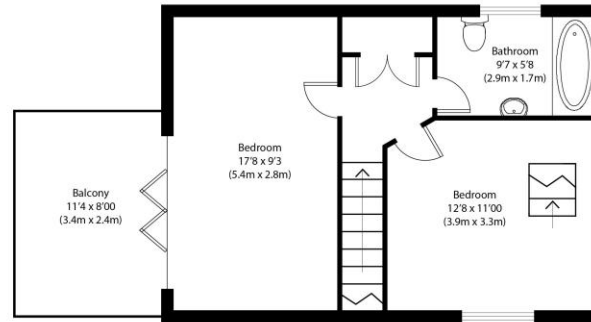
Located on the beach at West Mersea, the property sits in one of the island's most sought after addresses. West Mersea is renowned for its sailing, seafood and picturesque coastal lifestyle, offering an excellent selection of cafés, restaurants and independent shops. The island provides a welcoming community while remaining within convenient reach of Colchester and wider transport links. For those seeking a refined coastal home with a rare beachfront position, this property offers an unrivalled opportunity.

Approximate Gross Internal Area
2010 sq ft (187 sq m)

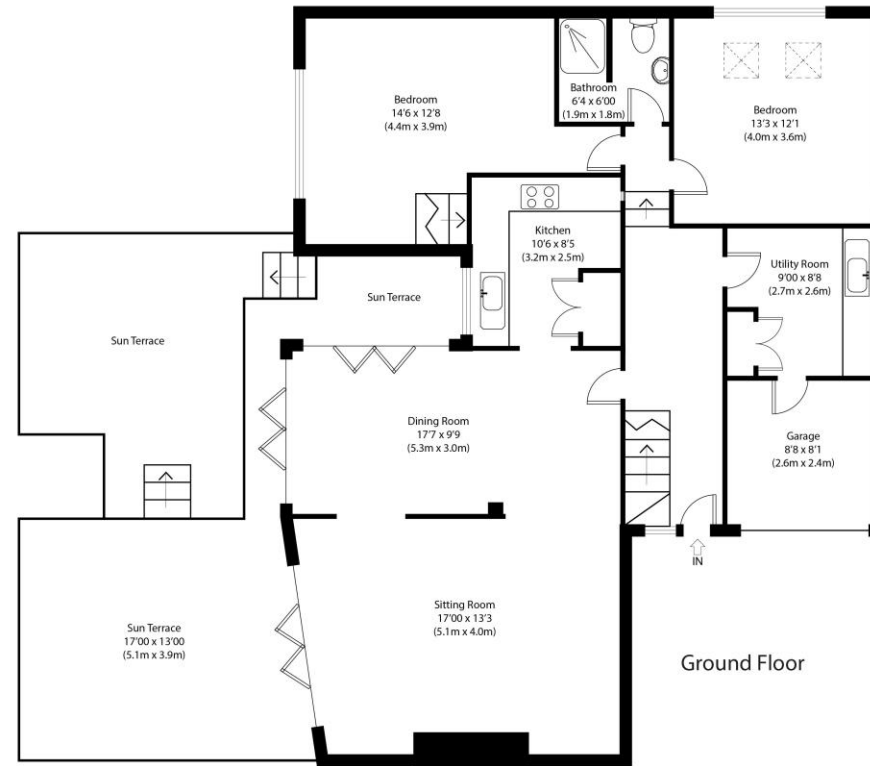
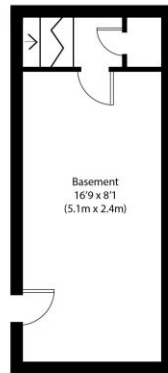
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Mezzanine Floor



First Floor



Ground Floor

RACHELE WINN
ADMINISTRATOR

follow Fine & Country Colchester on



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. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester
Tel: 444 01206 878155

colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

