







The Old Manse  
The Street  
East Bergholt  
Colchester  
CO7 6TB

A charming 17th century Grade II listed house of character located within the village centre, yet offering a high degree of privacy with green spaces and country walks nearby.

- Entrance Hall with turning staircase
- Sitting room with open fire
- Dining room with access to garden
- Study
- Kitchen breakfast room
- Ground floor bedroom 4/family room
- Ground floor shower room
- Three first floor double bedrooms
- First floor bathroom
- Off road parking





On entering The Old Manse the delightful entrance hall provides access to all principal rooms and has a turning staircase leading to the first floor. The sitting room faces East and has a lovely period fireplace with open fire. The study is adjacent also Easterly facing and benefits from a large storage cupboard. To the rear of the house you will find the kitchen with breakfast bar and AGA. The dining room has French style doors to the rear garden, fitted cupboard and door to the inner lobby which is part of a recent extension and provides separate access to the front and rear of the house, the guest bedroom and shower room.

The first floor landing provides access to all three double bedrooms and bathroom. The master bedroom is located to the front and has integrated wardrobes to one wall. Bedroom two is adjacent with a fitted cupboard whilst bedroom three is to the rear and is reached by it's own staircase making it an ideal child's bedroom. The bathroom has a freestanding copper bath, WC, wash hand basin and window to the rear.

The Old Manse has had planning permission passed under Babergh council application number: B/17/00378/SES for a first floor and single storey rear extension which would allow the creation of an additional first floor bedroom.





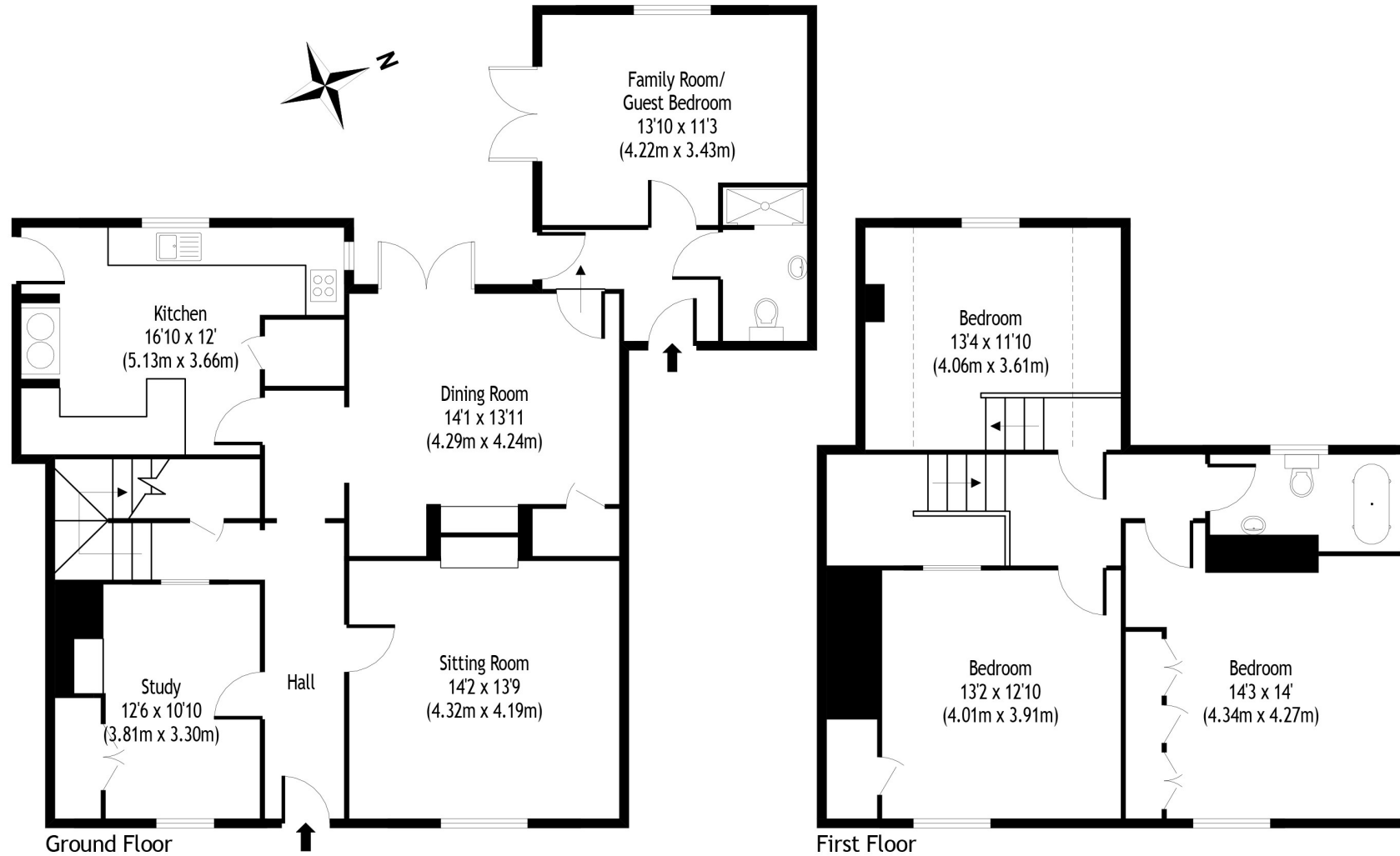








The Old Manse, East Bergholt  
 Approx. Gross Internal Floor Area - 1844 Sq ft / 171 Sq M



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## Outside

Set back from the road behind double gates the gravel drive provides parking for several cars with gated side access leading to the walled rear garden measuring approximately 65ft in width and 55ft in depth with a variety of mature trees and shrubs and brick built outhouse.

## Location

East Bergholt is one of the largest villages in the Stour Valley region and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street 1 hour. The village also has a high school and primary school. East Bergholt is also famously known to be the birthplace of the painter John Constable with Flatford Mill and Dedham both within walking distance.

## Directions

From our office proceed along Station Road taking the 3rd exit towards Brantham. At the next roundabout turn left continuing in to East Bergholt, following the road along into The Street where the property will be found just after the bend on the left hand side.

## Important Information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - Not Required







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