



ISLAND HOUSE, 2 EAST MERSEA ROAD,

WEST MERSEA, COLCHESTER, ESSEX, CO5 8SL

NP NICHOLAS
PERCIVAL

Set within a plot of c6.5 acres and offering over 3,400 square feet of accommodation, Island House is an imposing equestrian property set behind electronic gate, and sweeping driveway. The property enjoys panoramic views across Mersea Island and comprises four bedrooms, two bathrooms, kitchen/breakfast room, sitting room, dining room, study, and double garage. The equestrian facilities include seven block-built stables, tack room and office.

Tenure Freehold | Plot Size 6.5 Acres | EPC E

Council Tax Band G | Private Drainage System | Oil Fired Central Heating



Property

Set behind secure electronic gates, the approach to Island House is via an impressive treelined gravel driveway. Upon arrival at the main entrance to the house the driveway concludes with an impressive turning circle, with separate spur road leading off to the stables and paddocks.

The construction of Island House was completed in 1981 to the exacting standards of the owner and the chance to purchase this incredible property represents a rare opportunity, having never been offered to the open market.

Upon entry to the house, you are greeted by a spacious hallway from which the principal

reception rooms are accessed. The dual aspect Living room not only offers splendid views, but also provides access to the westerly facing side of the garden terrace, ideal for afternoon and evening alfresco entertaining. Recently fitted shutter blinds and a log burner set within a brick fireplace complete the main area of the room, with a secluded bar area to the side. The well-appointed dining room offers a southerly aspect and is situated opposite a convenient alcove that is utilised as a study. A recently refitted WC with high quality sanitary ware concludes the entrance wing of Island House, at the other end is the enviably appointed, dual aspect kitchen / breakfast room. The breakfast area provides superb views over the

grounds to the front of the property, with glazed sliding doors to the rear giving access to the impressive southerly facing rear terrace. The kitchen comprises a range of base and wall mounted solid Shaker style kitchen units with complimenting central island and solid stone worksurfaces. There is space and plumbing for a range of appliances including a dishwasher and American style fridge/freezer, with an integrated oven and grill, oil fired Aga and electronic hob with extractor. The utility room features space and plumbing for a washing machine and separate tumble dryer, with stable style door to the front and a door to the rear leading to the boiler/boot room, with further doors to an additional ground floor

WC, the rear garden and an integral door to the double garage.

Ascending the stairs to the first floor, you are greeted by four spacious double bedrooms and the palatial family bathroom. The master bedroom has a large walk-in wardrobe and a well-appointed en-suite shower room. Bedrooms 2 & 3 are both spacious double bedrooms, with fitted vanity units and hand basins. Bedroom four has fitted wardrobes and was formally utilised as a large dressing room. The internal accommodation concludes with a recently fitted, four-piece bathroom with walk-in shower, freestanding roll top bathroom, twin vanity hand basins and a low-level WC.



Outside

Island House is set back from East Mersea Road behind a set of electronically operated gates and approached via an impressive tree lined gravelled driveway. A grand turning circle sweeps round in front of the main entrance, with a separate spur leading off towards the stabling. The front garden is predominately comprised of a well-kept lawn and a range of mature trees that provide a high degree of seclusion. The rear garden which for the most part faces South and West, commences with a large brick patio/terrace and is surrounded by an enclosed lawn area. A further large parking area is adjacent to the equestrian facilities, which are secured via a seven-bar metal gate

and includes seven well-maintained brick and block-built stables under tiled roofs, with a weatherboard clad tack room. The remainder of circa 6.5-acre plot is divided into paddocks, with recently replaced timber post and rail fencing and also benefits from recently laid water supplies throughout. In recent years the equestrian facilities have hosted up to 8 horses at once, providing a steady income for the vendors.

Situation

Mersea Island is an affluent thriving coastal settlement at the mouth of the Blackwater Estuary. The island has a well-regarded primary school, as well as excellent public transport links to the City of Colchester, with

its outstanding choice of both highly sought after grammar and private secondary schooling options. Mersea Island is renowned for its wide variety of seafood establishments, as well as the broad range of sailing facilities including the yacht club. The picturesque beaches at both West and East Mersea, as well as the idyllic sea wall that surrounds the majority of the island offer a beautiful vista of the Black Water Estuary. A full range of shops and amenities can be found in the village centre at West Mersea, including both Co-Op and Tesco supermarkets, doctors' surgery, dentists, several pharmacies and of course a wide choice of public houses, independent coffee shops, tea rooms and restaurants.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity and water are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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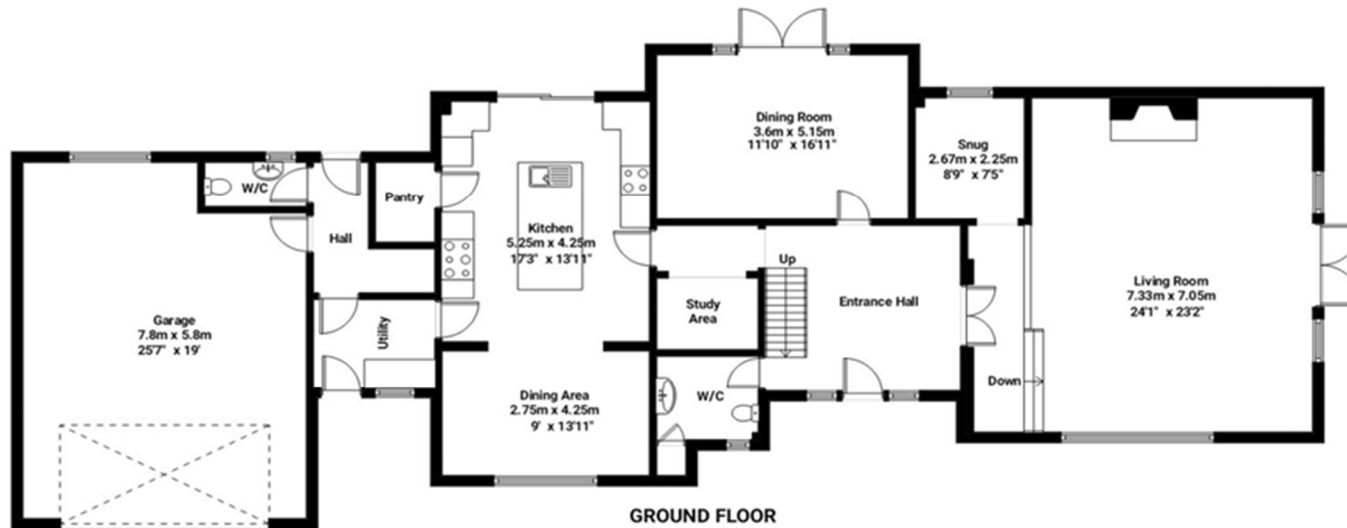
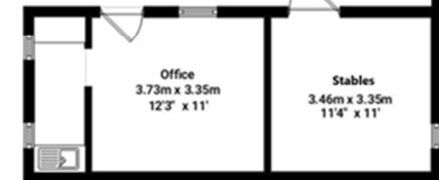
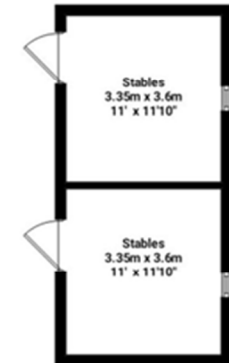
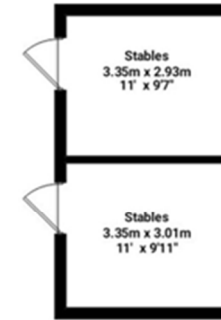
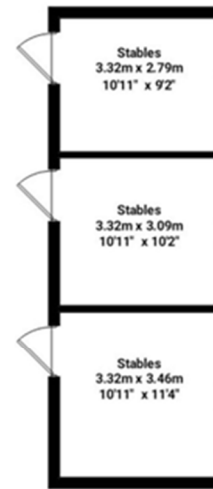
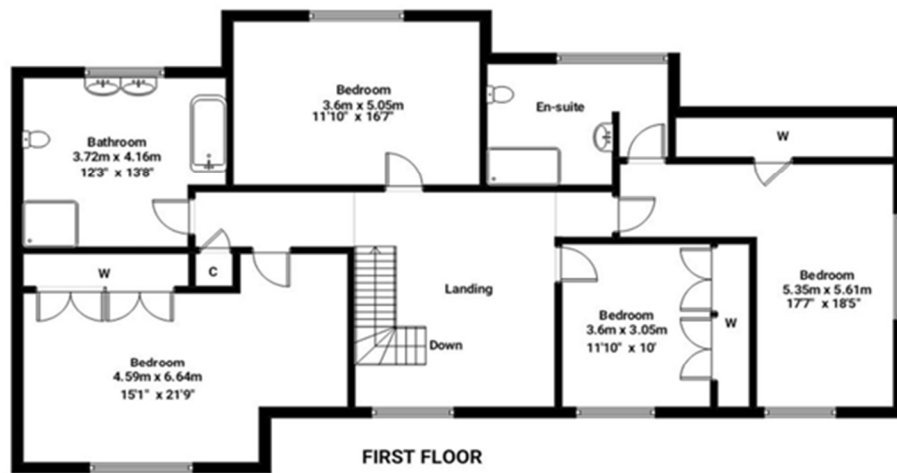
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TOTAL APPROXIMATE FLOOR AREA:
3420.3 sq ft (317.77 sq mt)
House: 2960 sq ft (275 sq mt)
Garage: 460.3 sq ft (42.77 sq mt)

1116.3 sq ft (103.7 sq mt)
Stables: 808.25 sq ft (75.09 sq mt)
Stable Office: 174.48 sq ft (16.21 sq mt)
Tack Room: 124.7 sq ft (11.59 sq mt)



Island House, Mersea Island

Illustration for identification purposes only. Measurements are approximate and not to scale.

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