



WELLESLEY HOUSE

67 Colchester Road, Halstead.

Guide Price £575,000

DAVID
BURR



Wellesley House, 67 Colchester Road, Halstead, CO9 2EN.

Occupying a prominent elevated position, Wellesley House is a fine Edwardian villa with a wonderful fenestration of two storey bay window, stain glass sashes and decorative brickwork. The property which has been beautifully and tastefully restored, retains much of the detail quintessentially typical of its era including generous rooms with deep skirtings and fireplaces, wonderful staircases and high ceilings which create a very light and airy feel.

Wellesley House has been greatly improved by the current owners who have successfully and sympathetically managed to enhance the retained detail, and add very impressive contemporary features including a delightful kitchen and two striking bathrooms.

Originally constructed circa 1903, the house provides over 2,000 square feet of living accommodation which is arranged over four floors including the cellar. The garden is approximately 100ft in depth (29m) and has been thoughtfully landscaped for entertaining, utilising the large 'L' shaped patio and a soft play area to the foot of the garden.

Wellesley House is approached via a flight of steps and railings which lead to a patterned tiled storm porch. Substantial stained glass entrance door and matching side lights leading to the entrance hall. From the entrance hall there is an impressive stair flight leading to the first floor level with carved newel post, hand rail, balustrades and carpet runners leading to the first floor. The hallway leads through to an inner lobby which provides access to the cellar, cloakroom and kitchen dining room. To the front of the property the sitting room features a Victorian style arched fireplace with marble surround and raised hearth, fitted storage cupboards and display shelving to both chimney breast recesses, bay window to front with cushioned seating. This room features lovely corning and deep skirting boards.

The dining room located symmetrically behind the sitting room has as its focal point a more contemporary open fireplace in sandstone with surround and raised hearth. The room also enjoys deep skirting which is a theme throughout the majority of the house and a lovely sash window with red and blue glazed detail inserts. The cellar is of full height with a window thus providing natural lighting and ventilation and the original coal shoot is still evident. This room is ideal for general purpose storage with tiled floor and exposed brick walls. The kitchen/dining room is an impressive space with contemporary fittings including granite counter tops with Bull nosed edging, white high gloss type units at floor and eye level with matching stainless steel door furniture an underslung sink and gas range style cooker. Range of larder cupboards and integrated fridge and freezer. Further cupboard housing recently installed Worcester gas boiler (2023) and water cylinder.

The first floor landing is equally as elegant and features a substantial and wonderfully atmospheric stain glass window in red and blue, lovely high ceiling and particularly impressive detail to the outer string of the stair fight leading to the second floor. From the landing there is access to two double bedrooms one with built in wardrobe, both with fireplaces and featuring sash windows with the rear bedroom also featuring red and blue glazed inserts.

Further down the landing towards the rear of the property is a walk in dressing room with fitted cupboards and access to a very impressive and stylish bath/wet room which features free standing slipper type bath, walk in shower with rainfall shower head and wall mounted Aqualisa quartz shower head, two hand wash basins and high level WC. Quality ceramics to the floor and walls.

The second floor also features a delightful newel post, hand rail and balustrade and from the landing there is access to two further double bedrooms both of which feature fireplaces and built in wardrobes. From the front bedroom there are extensive views across Halstead in a Southerly direction. The shower/wet room features tiled walls and floor and a large walk in shower cubicle, hand wash basin, low level WC and recess storage for towels etc

Outside

To the front of the property there is a block parking bay suitable for the parking of at least one large family vehicle. Access alongside the building via a timber gate to the rear garden.

The rear garden features an L shaped paved patio retained by sleeper walls and with steps up to a nicely maintained rear garden with pea shingled path extending to the rear boundary, lawn and healthily stocked shrub borders. At the foot of the garden is a segregated area with bark covering, ideal for safe playing.

The immaculately presented accommodation comprises:

Four double bedrooms	Two spacious reception rooms
Large and impressive kitchen/diner	Two luxury bathroom suites
Cloakroom	Large cellar
Fastidiously maintained	Parking to front
Approximatly 100ft rear garden	Ideal for access to town centre amenities

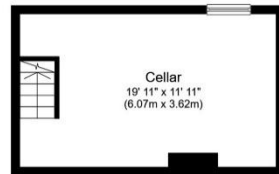
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

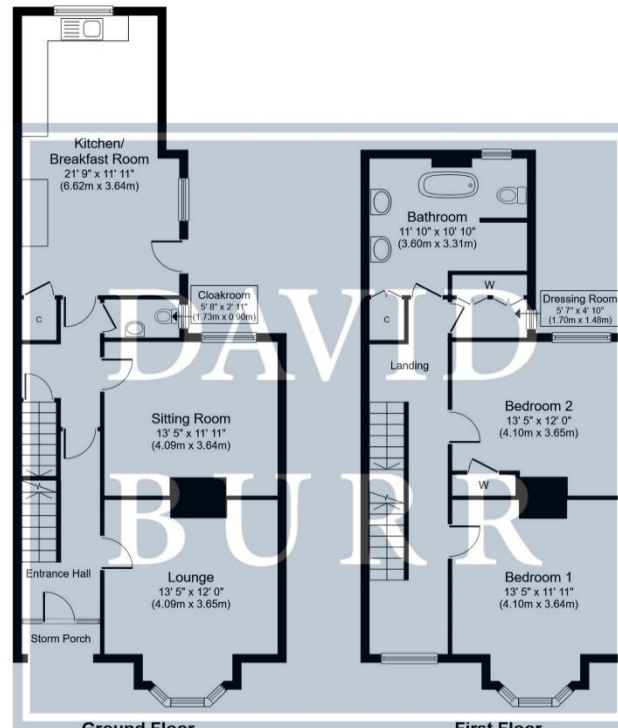
Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min

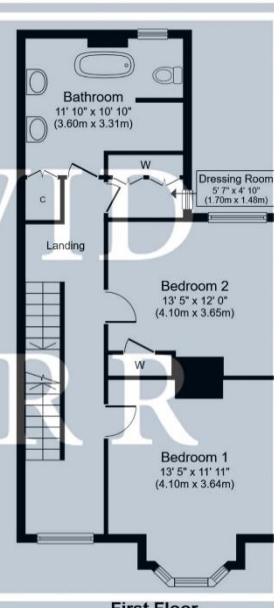




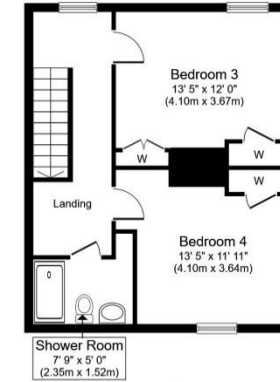
Lower Ground Floor
Approximate Floor Area
230 sq. ft.
(21.4 sq. m.)



Ground Floor
Approximate Floor Area
774 sq. ft.
(71.9 sq. m.)



First Floor
Approximate Floor Area
660 sq. ft.
(61.3 sq. m.)



Second Floor
Approximate Floor Area
470 sq. ft.
(43.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: D. Council tax band: D.

Broadband speed: up to 1100 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone - Likely (Ofcom).

Tenure: Freehold.

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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