



Colchester Road | Mount Bures | CO8 5BH

FINE & COUNTRY



# OVERVIEW

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Nestled on the edge of the picturesque village of Mount Bures, on the Essex and Suffolk border, is a captivating Grade II listed property that perfectly marries historic charm with modern living.

Originally dating back to the 16th century, this beautifully extended cottage offers an abundance of character features, from its traditional thatched roof to its exposed timber framing, all while commanding sweeping views of the surrounding countryside. Set on a generous plot of approximately 0.5 acres, this home is a true retreat with timeless appeal.

## STEP INSIDE

The ground floor exudes warmth and character, with spacious rooms that seamlessly blend period features with modern comforts. The heart of the home is the inviting living area, where exposed timber beams and a cozy fireplace create a sense of rustic charm. Large windows flood the space with natural light, offering stunning views of the surrounding countryside.

The country-style kitchen is both functional and full of character, with traditional fittings and ample space for dining. Adjacent to the kitchen is a separate dining room, ideal for hosting family meals or entertaining guests. The ground floor also includes a versatile reception room, perfect for use as a snug, study, or playroom, further enhancing the cottage's appeal as a comfortable and flexible living space.















## STEP INSIDE

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Leading to the first floor the property continues to showcase its historic charm with a layout that reflects its 16th-century origins. The main bedroom is a serene retreat, featuring exposed timber beams and picturesque views of the countryside, creating a peaceful ambiance. Additional bedrooms on this floor are equally full of character, each offering a cozy and inviting atmosphere with plenty of natural light. The family bathroom is thoughtfully designed, blending modern fixtures with traditional style, ensuring comfort and convenience. The first floor's layout and design echo the cottage's history while providing a tranquil and comfortable living space for the whole family.

## STEP OUTSIDE

The exterior and grounds are as captivating as the home itself, offering a serene countryside retreat. The property is set on a generous plot of approximately 0.5 acres, providing ample space for outdoor enjoyment and leisure. The beautifully landscaped gardens feature a variety of mature trees, shrubs, and flowering plants, creating a picturesque setting that changes with the seasons. Expansive lawns stretch out from the cottage, offering plenty of room for outdoor activities, while the surrounding countryside provides a stunning backdrop of uninterrupted rural views.

A notable highlight of the grounds is the adapted cart lodge, which not only adds to the charm of the property but also offers additional living space. The cart lodge, with its open-plan reception room and first-floor studio, is perfect for use as guest accommodation, a home office, or a creative studio. The property also includes ample parking space, ensuring convenience for residents and visitors alike.

With its combination of charming gardens, spacious grounds, and versatile outbuildings, the exterior perfectly complements the character and appeal of this exceptional home.





# LOCATION

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The property enjoys a prime location on the edge of Mount Bures, a quaint village nestled on the Essex and Suffolk border. This idyllic setting offers the perfect blend of rural tranquility and modern convenience. The village itself is surrounded by stunning countryside, with scenic walks and panoramic views that highlight the area's natural beauty.

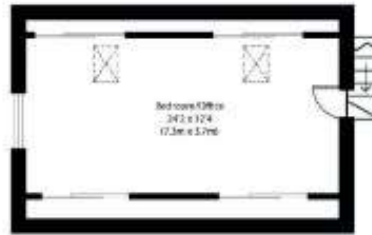
Despite its peaceful atmosphere, Mount Bures is well-connected. The nearby village of Bures offers essential amenities, including a doctor's surgery, village shops, pubs, and a post office. For those needing to commute, the property is just a short 15-minute drive from the historic town of Colchester, where you can access the mainline train station. From there, non-stop trains whisk you to London Liverpool Street in just over 45 minutes, making it ideal for city commuters.

Additionally, a local bus service provides convenient transportation between Colchester and Sudbury, with a handy pick-up and drop-off point right at your doorstep.

This location also benefits families, as the property falls within the catchment areas of highly rated primary and secondary schools. These schools offer door-to-door, free school transport, adding an extra layer of convenience to this already appealing location. Whether you're looking for a peaceful retreat or a home that balances rural charm with accessibility, this charming property offers the best of both worlds.



Annexe Ground Floor



Annexe First Floor



Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 1090 sq ft (101 sq m)  
 Outbuilding 750 sq ft (70 sq m)  
 Total 1840 sq ft (171 sq m)

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CRAIG GANDERTON  
 DIRECTOR

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Fine & Country Colchester  
Tel: +44 01206 878155  
colchester@fineandcountry.com  
99 London Road, Stanway, Colchester, Essex, CO3 0NY