



**Old Elliss Farmhouse, Ellis Road,
Boxted, Colchester, Essex**

**DAVID
BURR**



Old Elliss Farmhouse, Ellis Road, Boxted, Colchester, Essex, CO4 5RN

Boxted is a sprawling village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded Primary school and Parish church. There are many countryside walks with part of the village lying within the Dedham Vale Area of Outstanding Natural Beauty and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station is only four miles distant.

A two-bedroom (one en-suite) part thatched unlisted period property that has benefitted from a comprehensive programme of contemporary extension enjoying a rural position nestle amidst open farmland and located within the highly regarded North Essex village of Boxted. An adaptable, individual market opportunity weighted in favour of ground floor accommodation with three reception rooms in addition to ground floor bedroom accommodation. Set in a particularly attractive aspect on the well-regarded Ellis Road, the property is of timber framed construction whilst set in grounds of 0.85 acres. Enjoying a south facing rear aspect with further benefits to the property including a detached double garage with studio above, ample private parking and grounds comprising orchard land, meadow and a total plot size of approximately 0.85 of an acre.

A two bedroom (one en-suite) detached unlisted partly thatched period cottage weighted in favour of ground floor accommodation with three reception rooms. Set with no immediate neighbours, nestled amidst open farmland and further benefitting from a detached double garage, studio above, ample parking and a total plot size of approximately 0.85 of an acre.

A stained glass panelled oak door opening to

ENTRANCE HALL: 19' 7" x 12' 2" narrowing to 3' 5" (6.01m x 3.74m narrowing to 1.07m) With staircase rising to first floor, range of exposed wall and ceiling timbers and step up with door to

DINING ROOM: 14' 7" x 12' 3" (4.50m x 3.75m) Centrally positioned with timber framed casement window range to front, brick fireplace with a grey brick hearth and recessed fitting shelving. Door to:

RAYBURN KITCHEN: 21' 6" x 12' 3" (6.59m x 3.75m) Fitted with an extensive range of oak base and wall units with double depth granite surfaces and tiling above. Single sink unit with vegetable drainer to side, mixer tap above and casement window range affording an aspect across the orchard and garden beyond. Notable fitted appliances include a Neff oven, a four ring Neff hob, fridge, freezer and space and plumbing for dishwasher and washing machine/dryer. A wealth of exposed ceiling

timbers, afforded a dual aspect with casement window range to front and rear with granite topped peninsula unit, tiled flooring throughout and hatch to loft. Steps down to tiled brick flooring with door to outside.

SITTING ROOM: 18' 4" x 14' 7" (5.60m x 4.48m) Afforded a dual aspect with timber framed casement window range to side and rear affording a south easterly aspect and views across the gardens. Exposed wall timbers, a fireplace with hearth, surround and mantle over with inset multi fuel burning stove. Partially raised roofline and panel glazed door to

GARDEN ROOM: 16' 3" x 11' 9" (4.97m x 3.63m) With a glazed surround on two sides set beneath a pitched roofline with UPVC framed double doors opening to the rear terrace. Forming a single story rear extension with door to store room with useful fitted shelving set beneath a pitched glazed roofline.

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STUDY: 12' 4" x 12' 7" (3.77m x 2.50m) With exposed wall timbers, open fronted fitted book shelves and leaded light windows to front and rear.

BEDROOM TWO: 13' 5" x (12' 7" narrowing to 8' 7") (4.13m x 3.87m narrowing to 2.65m) With timber framed casement window range to rear affording an aspect across the terrace and orchard beyond. Exposed ceiling timbers.

SHOWER ROOM: 8' 1" x 6' 2" (2.47m x 1.89m) Partly tiled and fitted with heritage ceramic WC, pedestal wash hand basin and fully tiled separately screened shower with shower attachment. Wall mounted heated towel radiator, exposed wall timbers and door to useful understairs storage recess.

First Floor

LANDING: 6' 2" x 5' 6" (1.90m x 1.71m) With casement window range to front, hatch to loft and door to store housing water cylinder with fitted shelving.

BEDROOM ONE: 14' 5" x 13' 7" (4.44m x 4.18m) With two casement windows to side affording an aspect across unspoilt farmland. Exposed wall timber and mirror fronted fitted wardrobes. Door to

EN-SUITE BATHROOM: 9' 7" x 9' 2" (2.97m x 2.82m) Partly tiled and fitted with ceramic WC, heritage wash hand basin, further pedestal wash hand basin and corner bath with shower attachment. Door to store room with useful fitted shelving.

Outside

The property enjoys a rural aspect enveloped by open farmland and accessed via a shingle driveway with significant silver birch tree, a hedge

line border fronting Ellis Road and private parking area with space for approximately six vehicles. Direct access is provided to the:

DOUBLE GARAGE: 19' 3" x 17' 3" (5.90m x 5.28m) With two up and over doors to front, light and power connected and window to rear affording aspect across open farmland. Internal door to

STUDIO: 16' 4" x 11' 1" (5.00m x 3.39m) With window to front and rear, light and power connected.

The position and grounds of the property are one of its strongest attributes, set beneath a partly thatched roofline with the 20th century additions tiled in clay peg tiles.

The gardens envelope the property with an expanse of lawn to front, side and rear well stocked by fledging well mature trees, a pond with water feature set to the rear terrace and orchard land beyond. Enjoying a south facing rear aspect with central expanse of lawn, hedge line border, ditch to front and established tree line boundary set to the field boundary.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. Underfloor heating to kitchen **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE – Windows are secondary glazed.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

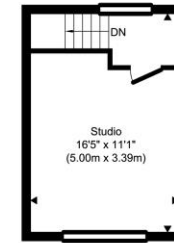
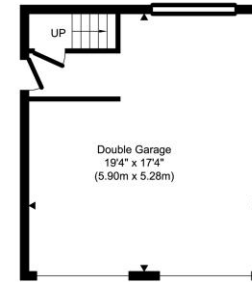
WHAT3WORDS: likewise.reaction.breaches

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LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Rd, Colchester CO3 3WG (01206 282222). **BAND: F**

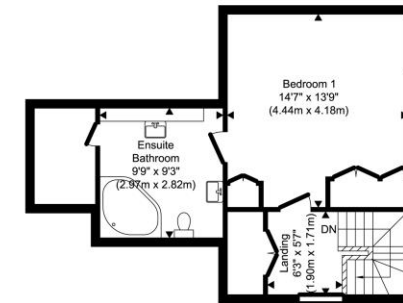
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1445.70 sq. ft.
(134.31 sq. m)

Outbuildings
Approximate Floor Area
517.74 sq. ft.
(48.10 sq. m)



First Floor
Approximate Floor Area
414.19 sq. ft.
(38.48 sq. m)

TOTAL APPROX. FLOOR AREA 2377.64 SQ.FT. (220.89 SQ.M.)

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