FINE & COUNTRY

## Lower Road, Layer Breton, Colchester, CO2 0PX

Welcome to Whiskey Barn, a unique and spacious residence located in the tranquil countryside of Layer Breton. This charming barn boasts an impressive 2,236 sq. ft. of beautifully designed living space spread across two floors. The perfect combination of traditional barn aesthetics and modern comforts, this property offers an ideal setting for those seeking a peaceful retreat within easy reach of local amenities.

## STEP INSIDE

Upon entering, you're greeted by an expansive open-plan living area measuring 30'11" x 23'3" (9.41m x 7.08m), perfect for both family gatherings and entertaining guests. Adjacent to this space, a modern kitchen measuring 12'4" x 10'8" (3.75m x 3.26m) is fitted with high-end appliances and provides ample storage and preparation space. This floor also features two generously sized bedrooms, both measuring approximately 20'1" in length, each with large windows that allow natural light to flood in. A full bathroom is conveniently located nearby, along with a utility room for added functionality.

The first floor opens up to a gallery landing that overlooks the ground-floor living area, creating a sense of openness and continuity. This floor houses a spacious principal bedroom measuring 18'11" x 22'5" (5.76m x 6.84m), complete with an en-suite bathroom for ultimate privacy and convenience. An additional bedroom and a dedicated en-suite bathroom are also located on this floor, making it an ideal space for guests or family members.

## OUTSIDE

The barn is situated on a picturesque plot, offering plenty of outdoor space for relaxation and recreation. With stunning views of the surrounding countryside, this property provides a serene setting for alfresco dining or simply enjoying the natural beauty of Layer Breton.

## LOCATION

The property is nestled in the peaceful village of Layer Breton, a charming and rural part of Essex known for its scenic beauty and tranquil lifestyle. Located just a short drive from Colchester, the property offers the best of both worlds: a serene countryside atmosphere with convenient access to larger towns and essential amenities.

While Layer Breton enjoys a rural location, nearby Colchester provides a diverse array of shopping options, from high-street stores to independent boutiques. Colchester's thriving dining scene also offers everything from cozy pubs and traditional tearooms to fine dining restaurants.

The property is well-connected by road, making commuting to Colchester and beyond straightforward. The nearby A12 provides direct access to London and the wider Essex area. For rail travellers, Colchester Station offers regular services to London Liverpool Street, making it feasible for commuters or those who need quick access to the city.

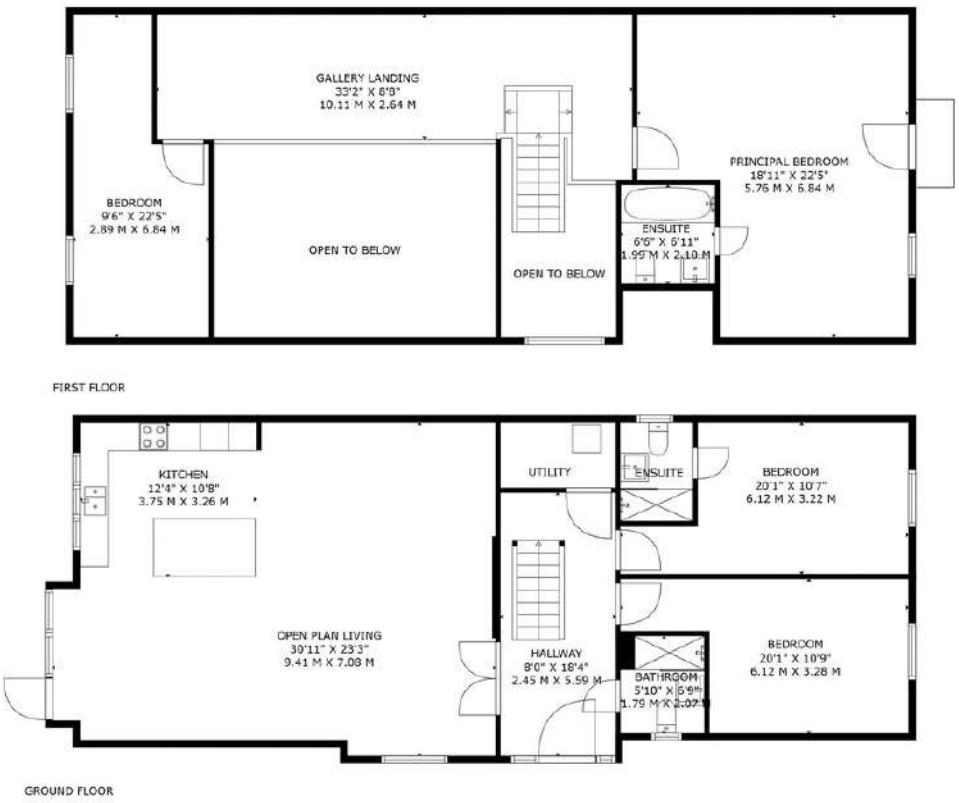
The surrounding villages offer access to excellent educational options, including local primary schools and highly rated secondary schools in the Colchester area. Families moving to the area will appreciate the reputable schooling choices within close reach.

The picturesque countryside surrounding Layer Breton is ideal for those who love outdoor activities. With several walking and cycling trails, including nearby Layer Breton Heath and Abberton Reservoir, there are plenty of opportunities to explore nature. The reservoir is a popular spot for birdwatching and offers a unique glimpse into the area's natural beauty.

## PROPERTY SUMMARY

*GUIDE PRICE £850,000 TO £900,000*

We are delighted to offer the opportunity to purchase one individual barn or a pair of barns occupying a total of a one-acre plot (STS) for a guide price of £1,500,000. These barns have been lovingly converted with bespoke designs. Contact us now to view both.




**TOTAL: 2236 sq. ft, 208 m2**
GROUND FLOOR: 1308 sq. ft, 122 m2, FIRST FLOOR: 928 sq. ft, 86 m2
EXCLUDED AREAS: OPEN TO BELOW: 353 sq. ft, 33 m2

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements