



**Layer Breton Hill**  
Layer Breton, Colchester, CO2 0PR

**£800,000**  
EPC Rating 'TBC'

- Four Bedroom Detached Chalet
- One & A Quarter Acre Paddock
- Spacious Living Room with Vaulted Ceiling
- Three Stables & Various Outbuildings





## Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom detached chalet recently converted and remodelled to a high specification by the current owners, situated in the sought after village of Layer Breton in a semi rural location with far reaching views to Layer Marney Tower. The chalet offers an entrance hall, spacious living room with vaulted ceiling, kitchen and utility room, bedroom one with walk in dressing room, bedroom two to ground floor and a family bathroom. on the first floor there are two further bedrooms both with ensuites. The property is set on a well proportioned plot with ample off road parking, a stable block with three stables and a tack room, a large workshop and separate shower room, adjoining paddock of one and a quarter acres. Viewing is high recommended to appreciate the space, finish and setting from which the property benefits.





#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, natural stone flooring, access to:

#### LIVING ROOM

25' x 18' 8" (7.62m x 5.69m) A bright and spacious living room with vaulted ceiling, featuring a oak staircase rising to first floor landing, log burner inset to fireplace, natural stone flooring with under floor heating, Bi-fold doors to rear aspect, open plan to:

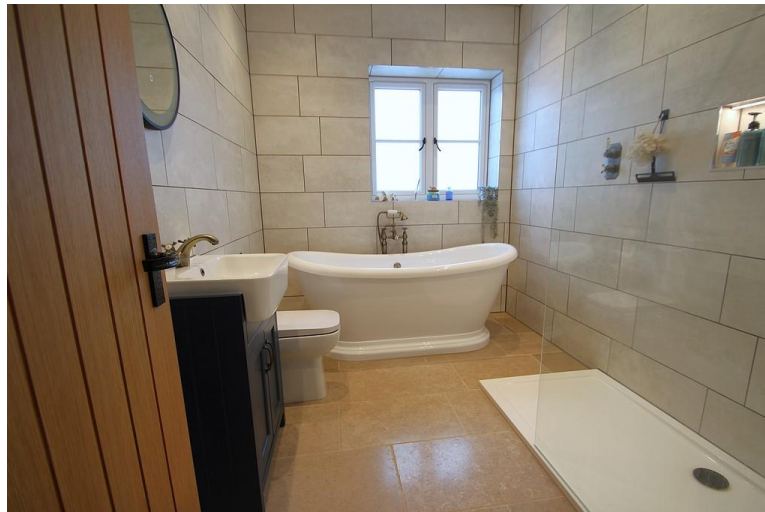


#### KITCHEN

13' 6" x 5' 10" (4.11m x 1.78m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, space for range style cooker, integrated fridge/freezer and dishwasher which we understand from the vendor are to remain.

#### UTILITY ROOM

9' x 5' 6" (2.74m x 1.68m) Window to side aspect, single drainer ceramic sink unit inset to worksurface with drawers and cupboards beneath, plumbing and space for washing machine, tiled floor.



#### BEDROOM ONE

12' x 8' 10" (3.66m x 2.69m) Window to front aspect, double radiator, archway to:

#### DRESSING ROOM

8' 10" x 4' 8" (2.69m x 1.42m) Dressing room with hanging rail, the room does offer potential for further ensuite.

#### BEDROOM TWO

10' 10" x 9' 9" (3.3m x 2.97m) Window to front aspect, radiator, fitted wardrobes with shelving.



#### FAMILY BATHROOM

10' 3" x 7' 5" (3.12m x 2.26m) Stylish white suite, comprising of free standing bath, double shower cubical, wall mounted wash hand basin, low flush WC, tiled floor underfloor heating, splash tiling window to side aspect.



#### LANDING

Airing cupboard, door to:

#### BEDROOM THREE

14' x 9' (4.27m x 2.74m) Skylight windows to side aspect, radiator, eaves storage cupboards, door to:

#### ENSUITE

White suite comprising of low flush WC, wall mounted wash hand basin, short bath, splash tiling.



#### BEDROOM FOUR

13' x 7' 6" (3.96m x 2.29m) Max Measurement Sloping Ceiling Window to rear aspect, radiator, eaves storage cupboard, door to:

#### ENSUITE

White suite comprising of low flush WC, wash hand basin, short bath, splash tiling.

#### OUTSIDE

To the front the property there is a driveway providing ample parking and turning space, vehicular access to side.

#### WORKSHOP

27' x 11' 8" (8.23m x 3.56m) Power and light connected, with potential subject to planning to convert into an independent annex.



#### SHOWER ROOM

10' 3" x 5' 10" (3.12m x 1.78m) Detached shower room situated to the rear of the property with shower cubical, low flush WC, wall mounted wash hand basin.

#### REAR GARDEN

Paved patio to the rear of the property leading into rear garden being enclosed by fencing and mainly laid to lawn. Three stable, hay store and tack room with power and light connected, access to paddock enclosed by fencing which we understand from the vendor is approximately 1.25 acres.



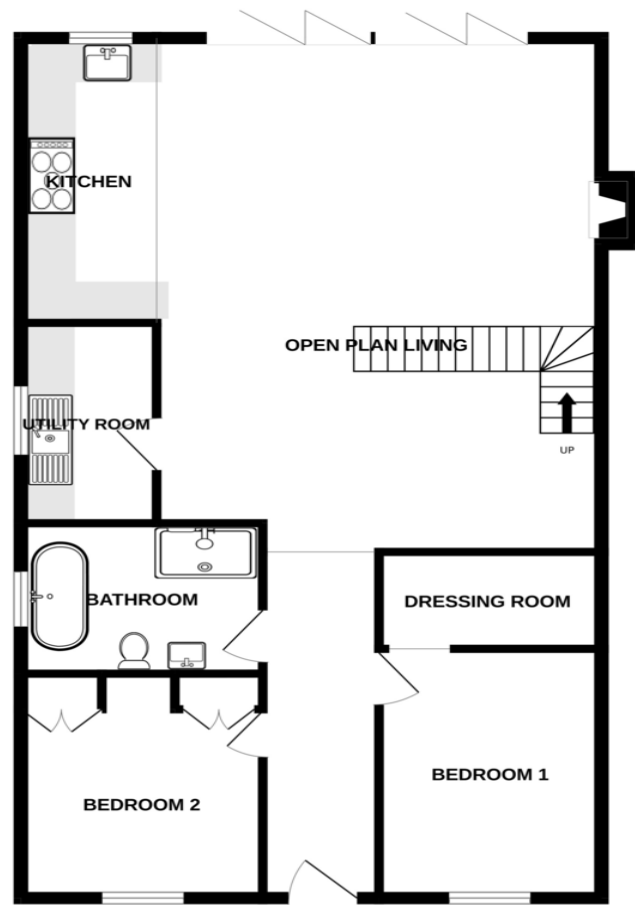


**AGENT NOTE**

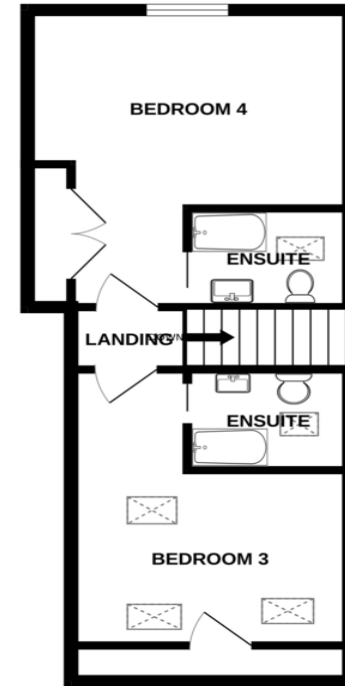
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GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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