



The Street | Chappel | CO6 2DD

FINE & COUNTRY

# SELLER INSIGHT

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“ In 2001, we found a lovely cottage in Chappel and bought Rainbow Cottage, a cosy 2-bedroom period home. A few years later in 2006, we were thrilled when the more spacious 3-bedroom cottage right next door became available, so we moved there to make room for our family. My wife's mum happily settled into Rainbow Cottage. Fast forward to 2016, when mum had to relocate to a care home, and had an opportunity to join the two cottages. Now, we've transformed them into a spacious and welcoming five-bedroom home, perfectly suited for our family's needs.

Our home truly embraces its period charm and offers plenty of flexibility in its layout. Upstairs, you'll find five bedrooms and two staircases. The first staircase leads to two guest bedrooms, complete with their own bathroom, providing a separate space for visiting friends and family.

Meanwhile, the second staircase takes you to the three main bedrooms, all sharing a bathroom. Downstairs, there's a spacious kitchen where we've enjoyed many meals, a cosy lounge perfect for relaxing evenings, a separate dining room, a snug, and a generous office that's ideal for working from home.

In recent years, we've lovingly enhanced our home, making sure it retains its timeless charm. We had the whole exterior carefully re-pointed using traditional techniques that suit its character and updated the front and back doors. Just this past summer, we replaced all the windows, ensuring the house remains as cosy and inviting as ever.

We've been incredibly lucky to call Chappel home for almost 24 years. Surrounded by beautiful fields and endless countryside walks for our dogs, it's been a true haven. With a fantastic pub, a lovely village shop, and the convenience of Chappel station for trips into London, it's been the perfect spot. But now, we're ready for a new chapter and an exciting adventure ahead.









# OVERVIEW

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Nestled in the heart of the picturesque village of Chappel, is a delightful family home that effortlessly blends character and contemporary living. Once two separate cottages, 'Holmleigh' and 'Rainbow Cottage', the property has been beautifully transformed into a spacious residence, retaining its original charm while offering modern comforts.

With generous living spaces, original period features such as exposed beams and fireplaces, and a tranquil garden, this home offers the perfect setting for family life. Situated within easy reach of local amenities, schools, and commuter links, this charming home presents an exceptional opportunity to own a piece of village history.

## STEP INSIDE

The ground floor of this charming family home offers a wonderfully spacious and versatile layout, with distinct areas for both relaxation and family living. On the right side, the cosy sitting room features a log burner, creating a warm and inviting atmosphere, and is adjacent to a well-appointed bathroom with both a bath and an overhead shower. Exposed beams elegantly separate the sitting room from the kitchen at the rear, which enjoys views over the garden, providing a lovely space for family meals.

On the left side of the ground floor, the expansive dining room comfortably accommodates up to ten people and boasts a charming open fireplace, ideal for entertaining. This area also features a study space and a snug/playroom, both with their own fireplace, offering further flexibility in how the space can be used. A convenient downstairs WC is also located here, ensuring practicality for everyday living. With its flow of living areas and charming period details, the ground floor is perfect for both quiet family moments and lively gatherings.

The first floor is thoughtfully arranged to provide comfortable, well-proportioned bedrooms and modern amenities. To the left, a staircase from the snug leads to this side of the first floor, which comprises two double bedrooms and a single bedroom, all offering lovely views towards the iconic Chappel Viaduct. The family bathroom has been modernized and features both a bath and a shower, catering to the needs of the household.

On the other side of the first floor, a second staircase from the sitting room leads to a landing with access to a double guest bedroom, which overlooks the garden, and a fifth bedroom, currently used as a home office. This additional room includes built-in storage, making it an ideal space for work or a variety of uses. The first floor offers a peaceful and functional retreat, combining ample space with beautiful views.



# OUTSIDE

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The grounds offer a serene and private outdoor space, perfect for enjoying the surrounding countryside. The west-facing garden, measuring 80 x 55 feet, is mostly laid to lawn and features mature trees just beyond the boundary, providing a lovely, natural backdrop. A charming courtyard, accessible from the kitchen, is home to a hot tub area, screened by a row of trees that once formed part of the garden of the original cottage, 'Holmleigh'. The garden also includes side access through a gate to the shingle driveway, offering off-road parking for one vehicle. At the rear of the garden, a wooden-built shed/gym with electricity provides a versatile space, ideal for a home office, gym, or hobby room. The tranquil outdoor areas offer both privacy and a beautiful setting to relax and entertain.

# LOCATION

The property is situated in the highly sought-after village of Chappel, a picturesque location known for its striking Victorian Viaduct. The village offers a peaceful, rural setting while being conveniently located between the towns of Halstead and Colchester in North Essex. Chappel benefits from a well-regarded primary school, a welcoming village pub with a restaurant, and a local shop, providing essential amenities within easy reach.

For commuters, the property is ideally located just a short walk from Chappel Station, which offers direct access to the Sudbury train line. From here, it's a quick journey to Marks Tey Station, approximately five miles away, where you can catch a fast train to London Liverpool Street, with a travel time of around 50 minutes. For additional amenities, the nearby village of Earls Colne has a supermarket, and Colchester, only ten minutes away by car, offers a wide range of shops, schools, and leisure facilities. The location provides a perfect balance of village tranquility and excellent transport links to surrounding areas and the city.



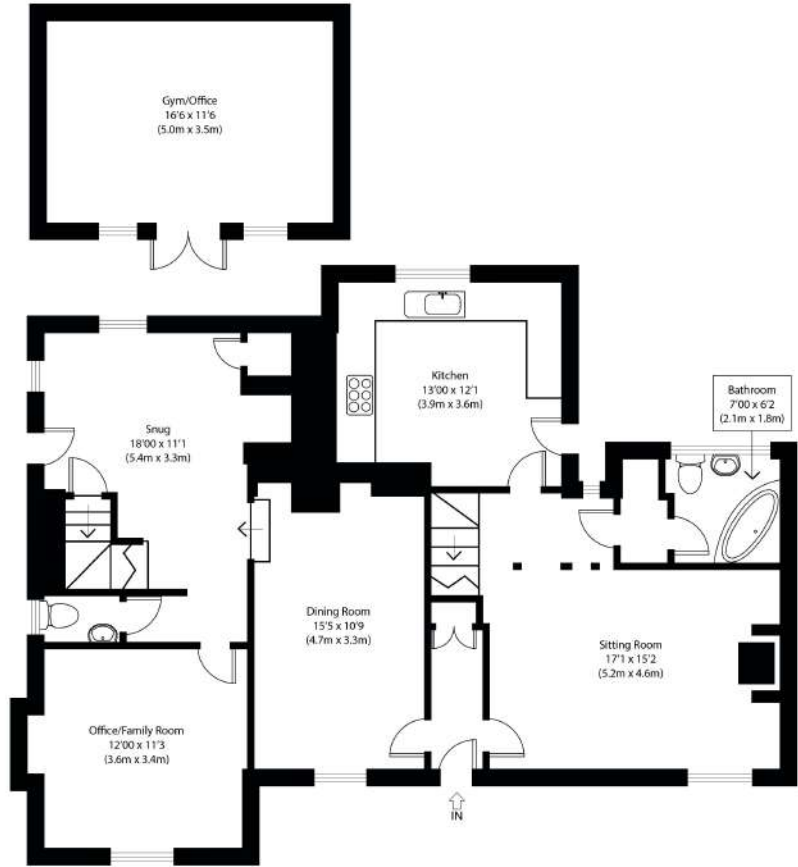
Approximate Gross Internal Area  
 Main House 1835 sq ft (170 sq m)  
 Outbuildings 195 sq ft (18 sq m)  
 Total 2030 sq ft (189 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

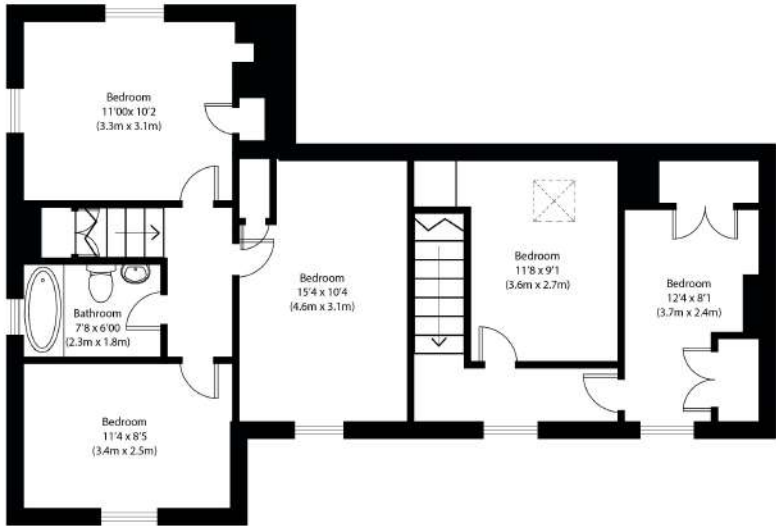


RICHARD SEELEY  
 SALES MANAGER

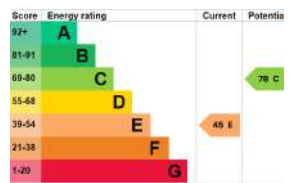
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Ground Floor



First Floor



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