



Owl Cottage, Church Lane | Beaumont | CO16 0AZ

FINE & COUNTRY

OVERVIEW

INTRODUCTION

Explore this exquisitely converted two bedroom Grade II listed barn, gracefully positioned on the outskirts of the charming village of Beaumont, nestled within the Tendring Peninsula. This residence showcases a captivating fusion of traditional period features and a contemporary layout.

THE APPROACH

Approaching this newly converted barn, you're immediately struck by its harmonious blend of rustic charm and contemporary design. The property can be elegantly accessed via a charming courtyard at the front, with convenient parking spaces near the entrance. Alternatively, a scenic access track leads to the rear, where a pair of double gates opens to an expansive parking area, capable of accommodating multiple vehicles.









STEP INSIDE Owl Cottage

As you enter, the welcoming entrance hall sets the tone for the cottage's inviting atmosphere. The oak flooring transitions gracefully to carpet, extending through to the glazed double doors that lead to the garden. There's an understairs storage cupboard and side doors that open into additional areas.

The spacious sitting room offers a perfect space for relaxation and entertaining, with abundant natural light and a cosy ambiance.

The well-equipped kitchen is thoughtfully designed. Custom shaker-style base and full-height units offer ample storage and accommodate the built-in dishwasher, fridge/freezer, and Neff double eye-level oven. Light marbled granite countertops on two sides provide generous preparation space, along with an undermount butler sink and an inset Neff electric hob with an overhead Neff extractor fan.

Off the sitting room, you'll find a versatile study, ideal for a home office, library, or playroom. The utility room and convenient WC add practicality to everyday living, offering additional storage and functionality.

Upstairs, two generously sized bedrooms provide peaceful retreats, each featuring charming details and ample space for storage and personalization. The stylish bathroom is elegantly designed with modern fixtures, offering a serene space for relaxation and self-care.

DIMENSIONS

ENTRANCE HALL 26' 5" x 9' 2" (8.05m x 2.79m)
CLOAKROOM 5' 2" x 4' 4" (1.57m x 1.32m)
LAUNDRY ROOM 5' 8" x 3' 2" (1.73m x 0.97m)
KITCHEN/DINING ROOM 26' 5" x 8' 1" (8.05m x 2.46m)
SITTING ROOM 18' 6" x 18' 2" (5.64m x 5.54m)
STUDY 12' 1" x 7' 10" (3.68m x 2.39m)
BEDROOM ONE 17' 4" x 13' 11" (5.28m x 4.24m)
BEDROOM TWO 17' 2" x 14' 8" (5.23m x 4.47m)
BATHROOM 9' 11" x 6' 4" (3.02m x 1.93m)



STEP OUTSIDE

Owl Cottage

STEP OUTSIDE

The garden is a tranquil oasis blending natural beauty and functionality. Enclosed for privacy, it features a lush lawn for leisure, shaded areas from trees, and a charming shed for storage or a workshop. It's a versatile space ideal for relaxation and gatherings.

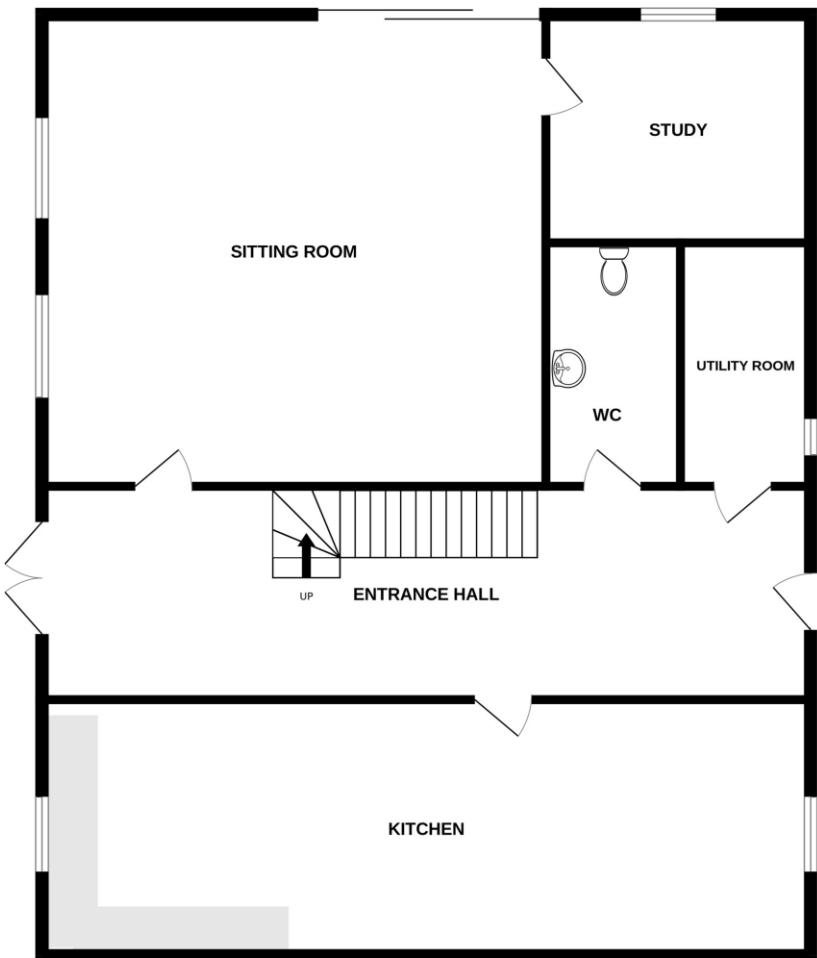
THE LOCATION

The property is located on Church Lane in the quaint village of Beaumont, CO16 0AZ. Nestled in the scenic countryside, it offers a peaceful and picturesque setting, ideal for those seeking tranquillity. The village itself is rich in charm and history, providing a friendly community atmosphere. Despite its rural setting, Beaumont offers convenient access to nearby towns and amenities, striking a perfect balance between serene village life and accessibility to modern conveniences. For train services to London Liverpool Street, stations are available at Thorpe Le Soken, Wrabness, Mistley, and Manningtree, with direct trains taking approximately 55 minutes.

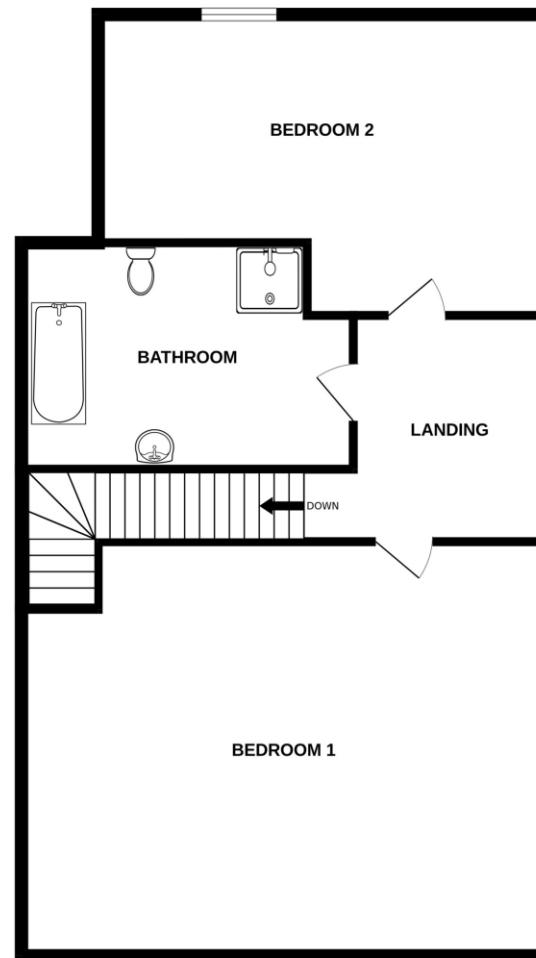
ADDITIONAL INFORMATION

This build is completed to the highest standards, combining traditional craftsmanship with a modern approach to listed building renovations. It features extensive use of modern materials for high insulation and easy living, similar to contemporary homes. Heating is provided by an LPG gas-fired condensing boiler, with zoned underfloor heating on the ground floor and radiators upstairs. Custom windows and doors fit perfectly to maximize natural light. The property includes a Klарgester treatment plant for drainage and an underground LPG gas tank with remote monitoring for efficient top-ups.

GROUND FLOOR



1ST FLOOR



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