



Colne Park Road | White Colne | CO6 2PL

FINE & COUNTRY

SELLER INSIGHT

“ We moved into Greenside in 2007 and immediately fell in love with the warmth and character of this 1420 medieval hall house with its exposed timber frame and cosy fireplaces. It's position overlooking the village green together with the lovely countryside walks nearby have all added to the magic of living here for nearly 20 years.

This fascinating, historical building with its character features has been a complete joy to us, from summer garden parties to family Christmas get togethers. We have made a million happy memories here and will be sad to move on.

We have added some more contemporary home comforts to it which have all been done sympathetically and in keeping with the age and grace of the building. We have loved our time as custodians of this beautiful home and hope the next family to live here will love it as much as we have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

Set in the picturesque village of White Colne, this charming three bedroom Grade II listed cottage is rich in character and beautifully presented throughout. Thoughtfully maintained, the home showcases an abundance of original period features including exposed beams, brick fireplaces, and a traditional farmhouse kitchen complete with a range cooker and feature fireplace. Offering spacious and versatile accommodation, along with an attractive garden studio, this is an idyllic country home that blends historic charm with comfortable modern living.

STEP INSIDE

The front door opens into a welcoming entrance porch, setting the tone with exposed timbers, warm character, and views through to the beautifully preserved period interiors. The sitting room is a wonderfully inviting space, full of charm, with deep-set windows, exposed beams overhead, and a striking brick fireplace housing a classic stove. Soft light filters through the traditional leaded windows, enhancing the calming ambience and highlighting the rich textures of the original beams and timberwork. This is a room designed for relaxation, cosy in winter beside the fire, yet bright and uplifting during the warmer months.

An open walkway leads seamlessly into the dining room, perfectly positioned for both family mealtimes and formal entertaining. This space continues the theme of character, with exposed beams and an additional feature fireplace, creating an intimate and atmospheric setting for gatherings.

The farmhouse kitchen is truly the heart of the home, offering timeless cabinetry, a range cooker, and a delightful fireplace that reinforces its rustic heritage. It is a room that blends authenticity with practicality, ideal for both everyday cooking and hosting. A separate utility area and ground-floor cloakroom add further convenience.

Upstairs, the property offers three well-proportioned bedrooms, each retaining its own sense of charm with period touches, exposed beams, and natural light throughout. A beautifully appointed family bathroom, complete with a rolltop bath and separate shower, delivers modern comfort while respecting the home's historic character.

Historic permission has also been granted for an orangery extension, offering exciting potential for future enhancement of the living space.



STEP OUTSIDE

STEP OUTSIDE

The gardens are designed to complement the tranquillity of the setting, with lawned areas, mature planting, and space for outdoor dining. The property also benefits from a detached garden studio. The overall plot offers a calm, private environment that makes the most of its countryside surroundings.

Approached by a gated drive, the property provides ample space for parking.

LOCATION

White Colne is a pretty and well-connected village, offering a peaceful rural lifestyle with excellent access to neighbouring towns and amenities. The nearby village of Earls Colne provides a selection of shops, cafés, a doctors' surgery, and local pubs, while Halstead and Colchester offer a wider range of services, supermarkets, leisure facilities, and restaurants.

There are nearby primary and secondary schools, along with respected independent options in Colchester and surrounding areas. For commuters, mainline rail services to London are available from Marks Tey, Kelvedon, and Colchester, making this a convenient base while enjoying the charm and calm of countryside living.

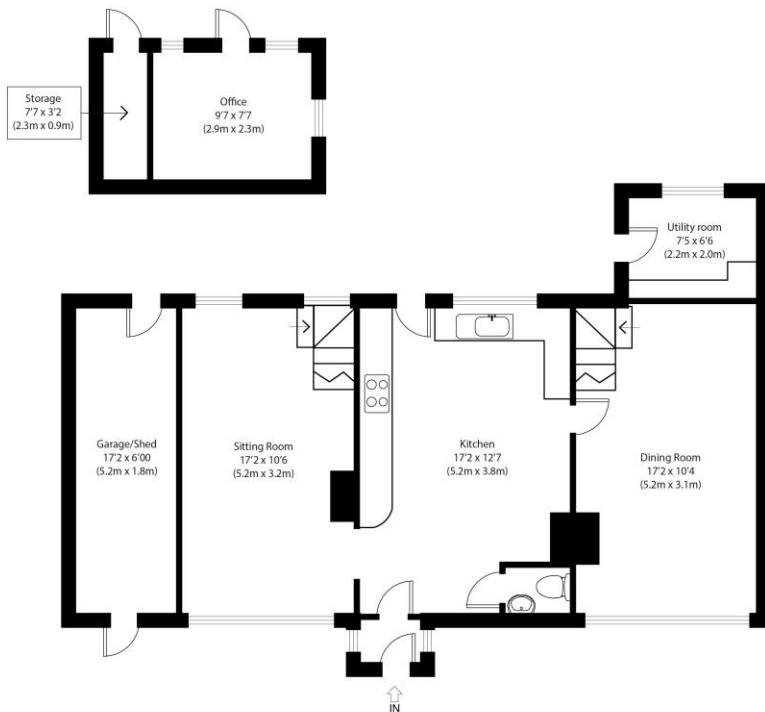
Approximate Gross Internal Area
Main House 1440 sq ft (134 sq m)
Outbuilding 100 sq ft (9 sq m)
Total 1540 sq ft (143 sq m)

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.photoshaugroup.co.uk

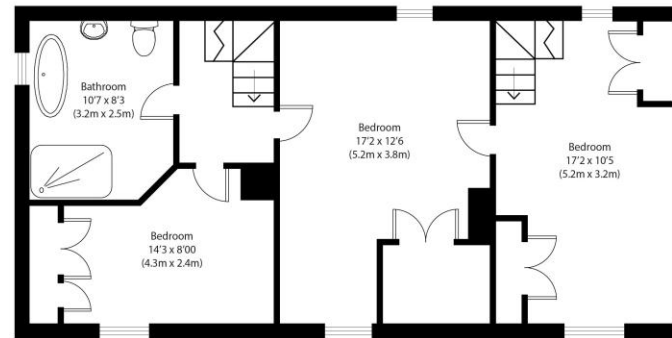
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RACHELE WINN
ADMINISTRATOR

follow Fine & Country Colchester on



Ground Floor



First Floor



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