



**2 bedroom
Apartment
located in
West Bergholt.**

Guide Price
£200,000 - £235,000

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ESTATE AGENTS

The Truman Building Colchester Road West Bergholt Colchester CO6 3TJ



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £200,000 TO £235,000

This beautifully presented two-bedroom apartment is set within the impressive former Truman brewery complex, located on the site of a Grade II listed building in the sought-after village of West Bergholt. Offering a blend of heritage surroundings and modern living, the property features spacious accommodation, a contemporary kitchen, two double bedrooms and two stylish bathrooms. With its characterful setting and well-appointed interior, this first-floor home provides a unique and attractive opportunity in one of the village's most distinctive landmark locations.

STEP INSIDE

Stepping into this beautifully appointed apartment, you are immediately met with the charm and character that defines this historic former Truman brewery building. A welcoming hallway sets the tone, offering a sense of space and calm before leading you into the heart of the home - the generous sitting room (17'5" x 10'5"). This bright and inviting room, provides an ideal setting for both relaxed evenings and hosting guests. From here, the accommodation flows naturally into the adjoining dining area (11'6" x 9'9"), a versatile space large enough to accommodate a full dining suite while still feeling connected to the living area, creating a sociable and cohesive environment.

Just beyond the dining space sits the contemporary kitchen (11'7" x 8'5"), thoughtfully designed with sleek white gloss cabinetry, integrated appliances, and stylish wood effect flooring that adds warmth and texture. The clean, modern lines complement the building's heritage perfectly, offering a well-equipped and practical area for cooking and everyday living.

Returning to the hallway, you'll find Bedroom One (11'1" x 10'11"), a comfortable double room that benefits from its own en suite (5'7" x 5'0"). This private shower room has been finished to a high standard, featuring a shower, fitted storage units, and a refined contemporary aesthetic highlighted by black taps, a matching black heated towel rail, coordinated unit top, and elegant marble effect flooring - all working together to create a boutique, hotel style feel.

The second double bedroom (10'9" x 10'5") offers excellent versatility, ideal as a guest room, home office, or additional bedroom, and is conveniently positioned near the main bathroom (8'4" x 7'7"). The bathroom includes a corner with integrated spa jets, fitted vanity unit with inset sink, and WC, offering a comfortable separate space for family or visitors.

STEP OUTSIDE

There is one allocated parking space as well as visitors parking.

SUMMARY

Throughout, the apartment blends its modern interior with the distinctive character of its surrounding architectural heritage. Situated within the iconic red brick maltings-recognisable for their original brewery features and historic significance - this first floor home offers approximately 840 sq. ft (78 sq. m) of stylish, well-planned living within one of West Bergholt's most prominent and well-loved landmark buildings. The result is a unique, inviting, and beautifully balanced home that perfectly combines contemporary comfort with the rich heritage of the former brewery complex.



THE LOCATION

West Bergholt sits just 3 miles northwest of Colchester, offering easy access to the city's shops, services, and transport links while enjoying a peaceful rural setting. The village is surrounded by open countryside and woodland — most notably Hillhouse Wood — providing scenic walking routes right on the doorstep. All everyday amenities are just a short walk away, including a GP surgery, pharmacy, Co-op, and local store. Regular buses go straight to Colchester, and a railway station sits right outside for easy travel. The village also offers two traditional pubs, adding to its rural charm.



FLOORPLAN



First Floor

Approximate Gross Internal Area
840 sq ft (78 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



DIRECTIONS

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