



The Old Bakery, Layer Road, Abberton, Colchester, CO5 7NH

welcome to

The Old Bakery, Layer Road, Abberton, Colchester

Perfectly positioned on Layer Road, the home sits moments from the beautiful Abberton Reservoir, a haven for wildlife enthusiasts, walkers, and those who enjoy outdoor recreation. For coastal escapes, West Mersea's beaches, boating, cafés and restaurants are just a 10-minute drive.



A masterfully restored Grade II listed home with over 3,000 sq ft of exceptional living space!

Steeped in history and reimagined for modern family life, The Old Bakery is a rare opportunity to own one of Abberton's most characterful and substantial period homes. Dating back to 1842, this remarkable Grade II listed former bakery has been meticulously restored—preserving its heritage while creating a beautifully appointed, expansive family residence.

From the moment you step inside, the scale and craftsmanship impress. With over 3,000 sq ft of versatile accommodation and five reception rooms, the layout offers an outstanding balance of open family areas, quiet retreats, and generous entertaining space. The property's past is celebrated through beautifully retained features, most notably the original baker's oven, which forms a captivating centrepiece to the heart of the home.

The ground floor unfolds into a series of bright, well-proportioned rooms suitable for both everyday living and special occasions. From formal dining to relaxed family evenings, the layout adapts effortlessly. The showpiece central family area houses the historic baker's oven, offering a unique focal point and a genuine talking point when entertaining. Additional reception rooms provide ideal spaces for children, home working, or quiet relaxation.

Upstairs, the generous landing leads to four bedrooms and the family bathroom. The master suite offers both a walk-in wardrobe and en suite four piece bathroom. The second bedroom also boasts an en suite shower room.

Externally there is an enclosed rear garden perfect for outside dining and entertaining, comprising of lawn and patio sections. The generous driveway provides off street parking for several vehicles and allows access to the Car Port, Garage and Store Room.



welcome to

The Old Bakery, Layer Road, Abberton

- Over 3,000 sq ft of beautifully renovated living space
- Grade II listed, dating back to 1842
- Five reception rooms including dedicated study, dining room, family room & snug
- Three bathrooms, including two en-suites
- Large principal suite with dressing area and private bathroom
- Parking for 5 cars, plus garage & separate car port
- Beautiful courtyard-style garden with mixed paving, decking, and lawn

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

offers in excess of **£850,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121298 - 0004

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