



# A historic house in the conservation area

**Mulberry Cottage, High Street, Burnham-on-Crouch, Essex**

Freehold





At the heart of the conservation area • Less than 100 yards to the Royal Burnham Yacht Club • 200 yards to The Quay and River Crouch • Large walled garden and off road parking • Garaging/boat store • 4 bedrooms • 2 reception rooms • 2 bathrooms • Kitchen/breakfast room • Utility room and ground floor cloakroom

### Mileage

Burnham-on-Crouch Station  
0.5 miles (Liverpool Street  
from 60 mins)

A130 16 miles, Chelmsford  
20 miles

M25 (Junction 29) 28 miles  
Central London 52 miles

### Description

The town of Burnham-on-Crouch lies on the north bank of the river Crouch, which is an attractive tidal estuary. Historically, the town was originally a ferry port, subsequently a fishing port known for its oyster beds, and most recently a famous yachting centre hosting the renowned 'Burnham Week' at the end of August. Although Burnham has a population of only around 8,000, it offers a range of facilities not normally found in small towns, including a cinema, two primary schools and a secondary school, a marina (Burnham Yacht Harbour) and several other boatyards, three yacht clubs, two supermarkets and a varied mixture of other shops, no less than seven public houses and a number of restaurants and eateries. The station is on the Southminster branch line, with direct trains into London Liverpool Street and the town is within easy commuting distance of Chelmsford and the A12.

Mulberry Cottage is believed to incorporate the principal part of the oldest house in Burnham on Crouch and sits in a prominent position in a conservation area. The property is Grade II listed and forms part of a group running along the picturesque high street. A quote from the listing states "A C16 timber-framed and plastered house...The centre part is faced in painted brick and the 1st storey of the east cross-wing is in weather-board....possibly a shop window and the east wing has a C20 shop front."

The property was extended and improved during the 1980s and the ground floor accommodation now includes a hall, a dining room and a large sitting room at the front of the house, with a kitchen/breakfast room (overlooking the garden), a utility room and a ground floor cloakroom to the rear. A dogleg staircase in the inner hall leads up to the first floor, which has a large split level landing, four double bedrooms (one with en suite and two with vaulted ceilings) and a family bathroom. The beautiful established rear garden extends some 26 x 10 meters and includes a detached garage/boat store towards the rear that provides useful







storage and has additional potential (subject to the necessary consents) for conversion. Vehicular access to the garage is via a gated driveway to the right of the house.

**Postcode**

CM0 8AA

**Viewing**

Strictly by appointment with Savills.

**Services**

Mains water, gas, electricity and drainage.

**Directions (From Chelmsford)**

Take the A130 bypass southbound and take the first exit signposted to Burnham and Wickford. Follow the signs to Burnham taking the B1012 and then the B1010. After entering Burnham-on-Crouch continue on Maldon Road until the T-junction with Church Road and turn right. Continue for approximately a mile and the house will be found on your left hand side shortly after the Templeman Galleries.



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**Approximate Area** 171.9 sq m / 1850 sq ft

**Garage** 24.3 sq m / 261 sq ft

**Total** 196.2 sq m / 2111 sq ft

**Including Limited Use Area** (5.2 sq m / 56 sq ft)



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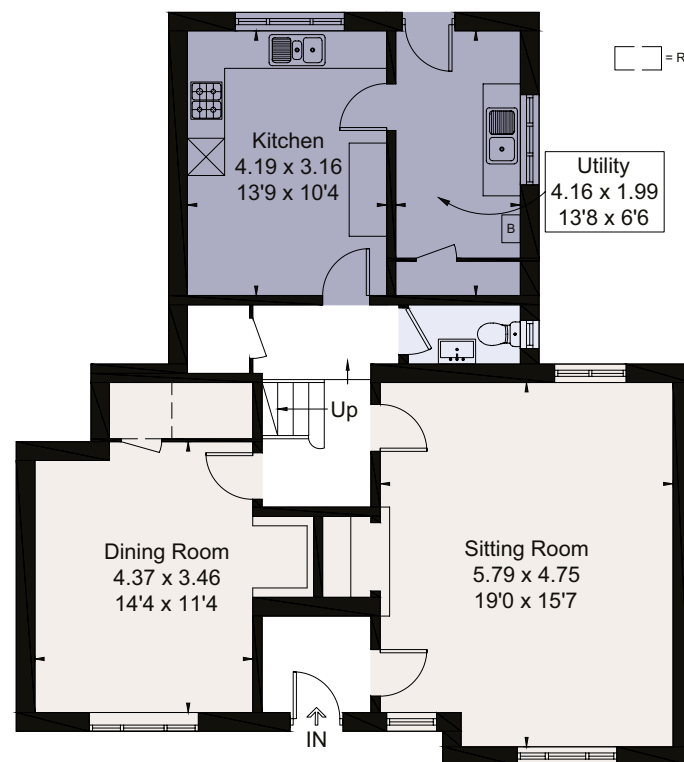
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**Phaedra Howard**

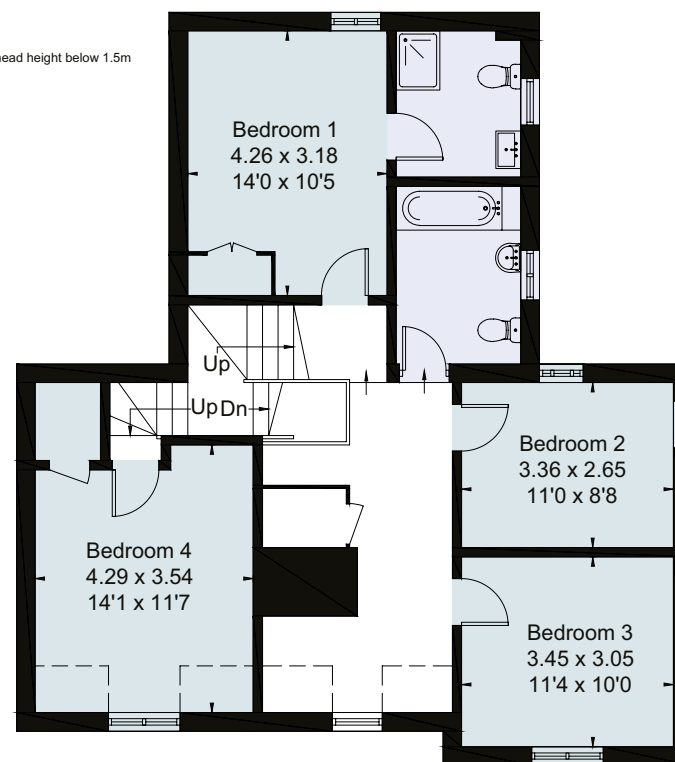
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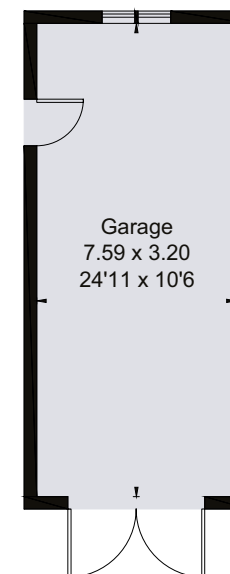
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © PEH91029001

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