



## Charming period house with elevated views to the Blackwater Estuary - available with or without separate cottage

**Elmtree House & Elmtree Cottage, Coast Road, West Mersea, Colchester**

£1,590,000 for the house. £1,950,000 for the house and cottage. Freehold

savills







Video tour available • West-facing coastal views • Selection of yacht and sailing clubs close by • Versatile three-storey accommodation • Various outbuildings including studio • Gardens with pool • Detached cottage available separately

### Local Information

Peldon: 4 miles; Abberton: 5 miles; Colchester: 10 miles (Liverpool Street from 47 minutes). All distances approximate.

Elmtree House occupies a delightful and elevated position on the coast road in West Mersea on Mersea Island with views over the Blackwater Estuary, which flows into the North Sea.

Mersea Island is accessible from the mainland over The Strood, which can be covered at high tide, giving the island a special quality. West Mersea provides the local shopping facilities in addition to a primary school, a yacht club and sailing club.

On the island an area in East Mersea is designated a country park and there are great opportunities for bird watching and other rural pursuits.

Colchester provides more extensive shopping, recreational and educational facilities and for the commuter there is a train station at Colchester to London Liverpool Street.

### About this property

#### ELMTREE HOUSE

The house is believed to date back to the 1700s and although is not listed, is one of the island's

original coastal homes. The house has red-brick elevations relieved by a weather-boarded first floor studio under a tiled roof and stands deep within its mature grounds, which extend to about 0.65 of an acre.

The accommodation is laid out on three floors with the principal reception rooms and bedrooms orientated to take advantage of the estuary views. Notable internal features include a fantastic kitchen/breakfast room by Prime Oak featuring colour-washed Shaker-style units relieved by black granite worktops and anchored around an island breakfast bar. The room features an attractive semi-vaulted ceiling with some exposed oak timbers and featuring a glazed skylight. There are bi-fold doors on the southern elevation flooding the room with natural light and providing access onto a sheltered area, ideal for al fresco dining. Across the front of the house the origins of the property become evident with some heavy exposed timbers, open fireplaces and feature curved-bay windows designed to take advantage of the elevated views.

On the first floor there are three or four generous bedrooms - the principal bedroom has breathtaking views with an adjoining study/studio featuring deep glazing and including a





retained balcony. There are two further bedrooms on the second floor, both with elevated views over the estuary.

The grounds are approached through electric timber gates set on a brick wall into a substantial parking area at the side of the house. From here there is access to a range of outbuildings forming a large U-shaped block containing garage, workshop, a modern studio and two stores with an adjoining car port.

To the south is a sheltered garden with a terrace, ideal for al fresco dining and immediately adjoining the kitchen. To the west the lawns are elevated overlooking the estuary with far-reaching views towards the Blackwater Estuary National Nature Reserve and Tollesbury. The gardens are predominantly lawned with a segregated area including an in-ground pool. This area enjoys the afternoon sun and some amazing sunsets over the water.

#### ELMTREE COTTAGE

Available separately is a delightful detached period cottage situated on Coast Road, and the start of the drive to the main house and immediately overlooking the estuary which has been used as an airbnb generating a useful income. The accommodation comprises a delightful living room with log burner and views of the garden and estuary, fitted kitchen, single and double bedroom and a first floor bathroom.

There are south-facing gardens fronting onto Coast Road.

#### Agent's Note

Please note the house and cottage are on two titles. The house: EX840283 and the cottage: EX642665.

#### Tenure

Freehold

#### Directions

From Colchester take the B1025 to Mersea and on crossing The Strood onto the island ignore the left fork signposted to East Mersea and continue to West Mersea. Continue onto Coast Road along to the Sailing Club and then turn right beside The Coast Inn up the drive and the entrance is on the right hand side.

#### Energy Performance

EPC Rating house = E

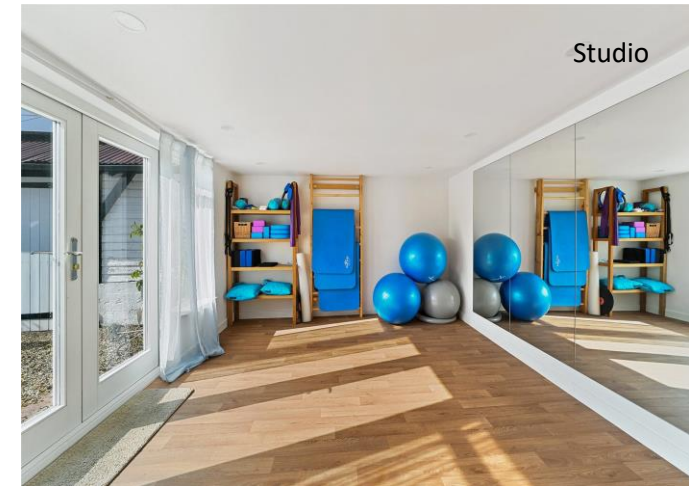
EPC Rating cottage = F

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.



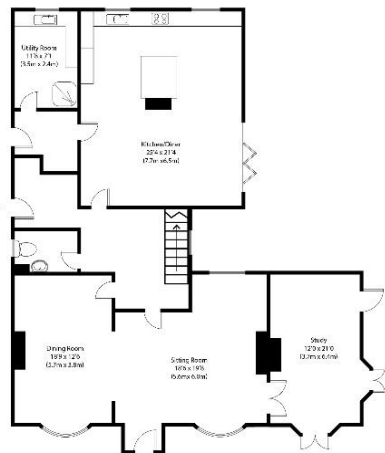
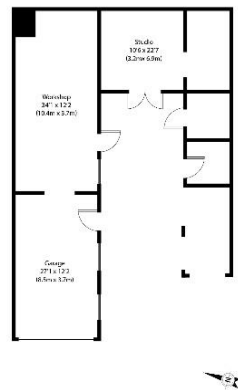


Cottage



Coast Road, West Mersea, Colchester, CO5  
House: Gross Internal Area c. 4,000 sq ft  
Cottage: c.600 sq ft

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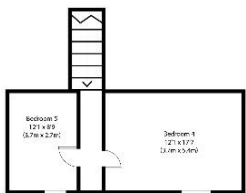


Ground Floor

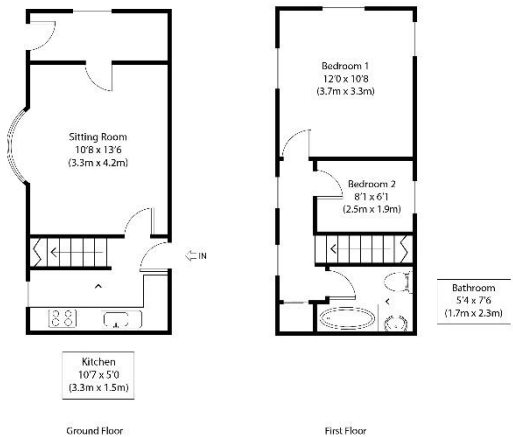
Elmtree House




First Floor



Second Floor



Elmtree Cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elmtree House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	32
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Elmtree Cottage

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