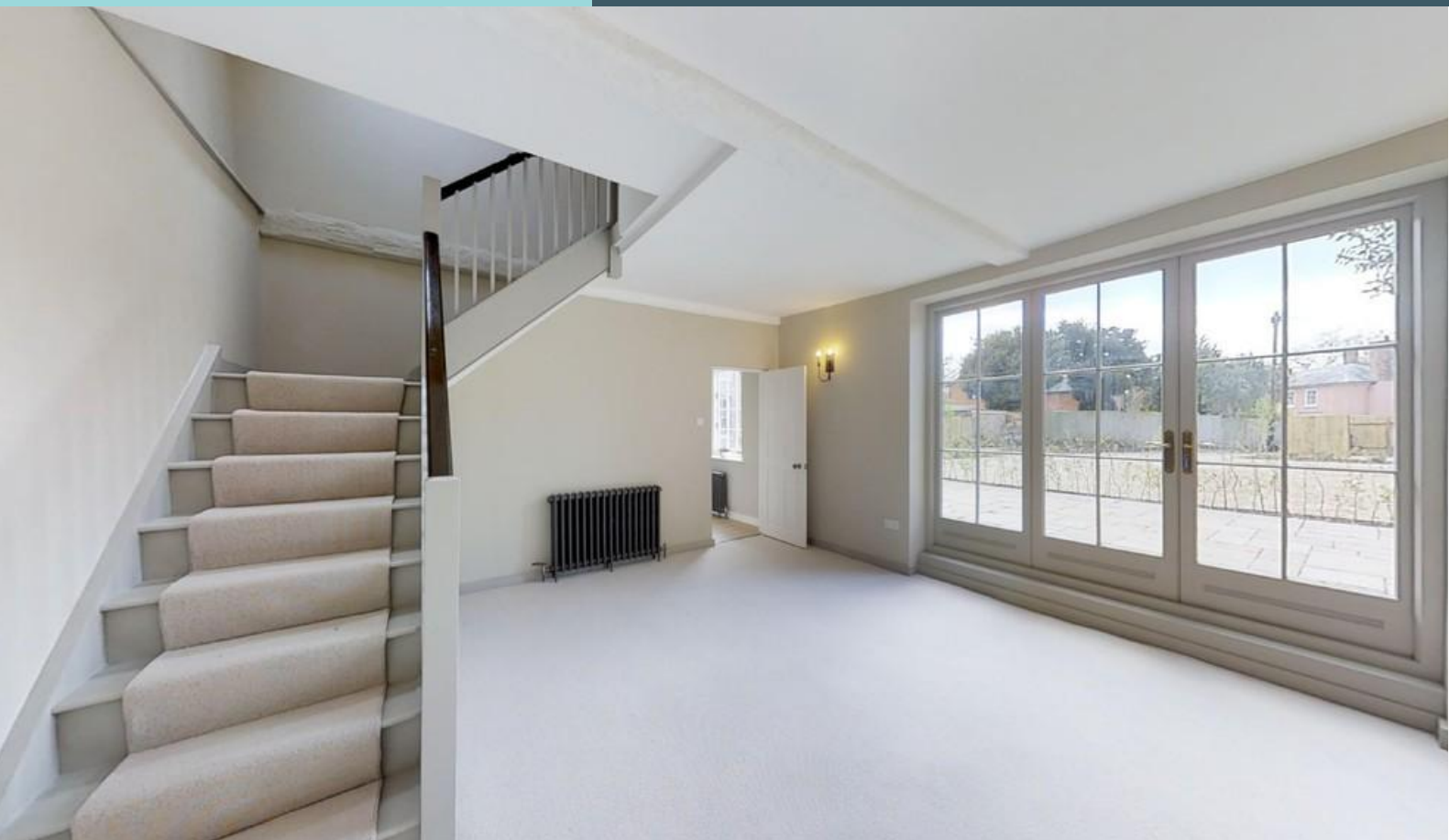




Grier & Partners



1 THE COURT, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6TD
GUIDE PRICE OF £495,000





One The Court, Formerly the stables to East Bergholt House (J Constables RA former parental home), this unique range of Listed buildings have been extensively and sensitively restored by Stonecrest Homes to create a landmark development of 3 village homes. Special attention has been taken to blend the heritage of these fine buildings with a contemporary specification and finish while enjoying a delightful secluded setting at the heart of this quintessentially English Village.



FIRST FLOOR BEDROOM 1

15'6 x 14'11 Window to rear, Exposed ceiling timbers

BEDROOM 2

15'7 x 11'7 Window to rear, Exposed ceiling timbers

BATHROOM / SHOWER ROOM

Victorian style freestanding bath in matt blue external finish with mixer / shower attachment, Victorian style wash basin set on chrome stand, low slung wc, Corner shower cubicle with sliding curved door, mosaic wall tiling, Rainfall principal shower and secondary shower attachment, exposed painted timber floor.

LANDING

Exposed ceiling timbers, conservation style roof light, dogleg staircase to Sitting Room

GROUND FLOOR STABLE DOOR

leading to

ENTRANCE LOBBY

Devonstone style ceramic flooring

CLOAKROOM

corner fitted wash basin, low level wc, Devonstone style ceramic flooring

UTILITY ROOM

7'8 X 5'7 Contemporary grey fitted units in Shaker style with contrasting oak coloured work surface, inset Belfast sink with heritage style swan neck mixer tap, engineered oak flooring, fitted gas combination boiler, built in Bosch washing machine





KITCHEN / BREAKFAST ROOM

14'6 X 10'6 Extensively fitted with contemporary grey fitted units in Shaker style and Calacata Bianco Grigio Quartz worktops, well fitted with range of cupboards and eye level storage cabinets, inset double bowled Belfast sink with heritage style swan neck mixer tap, Calacata Bianco Grigio Quartz splashback, built in Bosch Dishwasher, Bosch Microwave, Original recess with shelf over, Calacata Bianco Grigio Quartz splashback, housing Belling built in range / cooker, Built in American style fridge / freezer, engineered oak flooring, door to

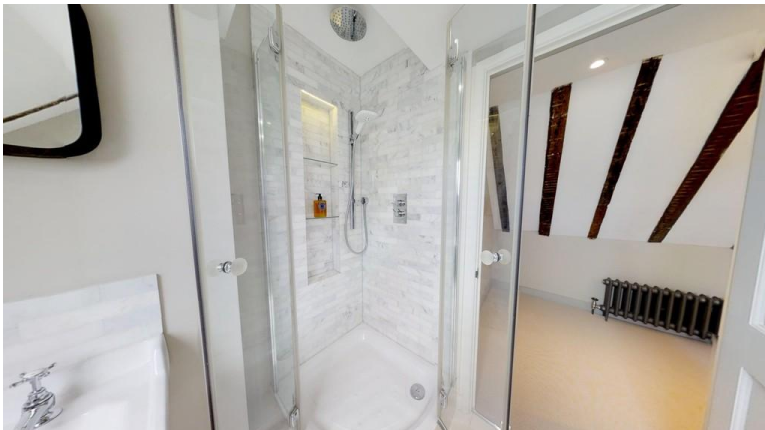


SITTING ROOM

17'9 X 14'5 Windows and Glazed double doors leading front terrace, Scandinavian style log burner with log storage and shelved recess to side, understairs cupboard, 3 Candle style wall lights, door to

STUDY / HOBBY ROOM / OCCASIONAL BEDROOM

11'4 X 5'6 Window to rear



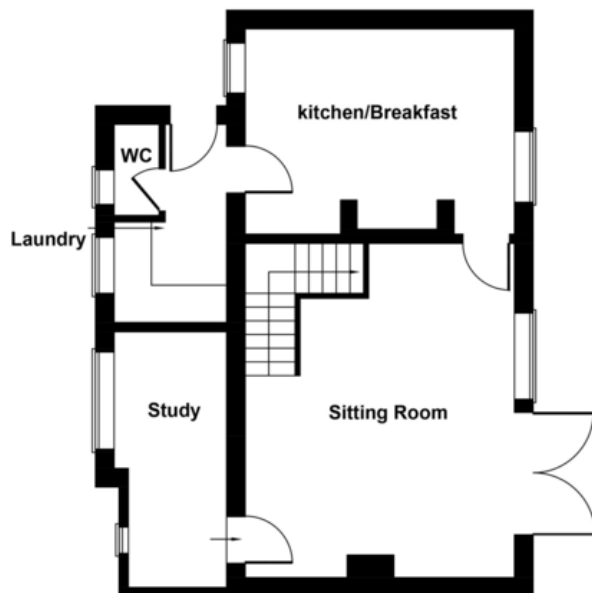


OUTSIDE

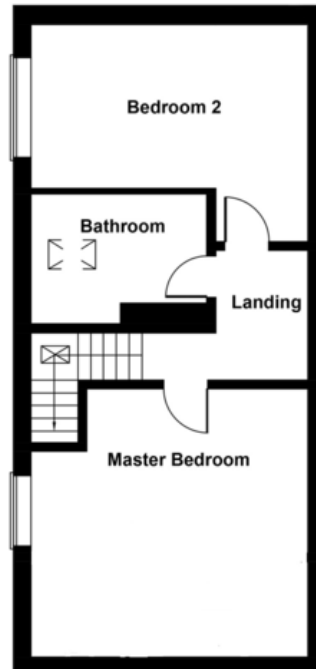
The property enjoys a delightful south westerly facing sandstone paved terrace bounded by newly planted Hornbeam hedging and screened to one side by an existing brick wall. A shared covered walkway leads to the Entrance door and small garden area to the rear. The property benefits from a shared gravel driveway leading to 2 allocated car spaces, communal screened bin store area.



Cottage 1



Ground Floor



First Floor