



Grier & Partners

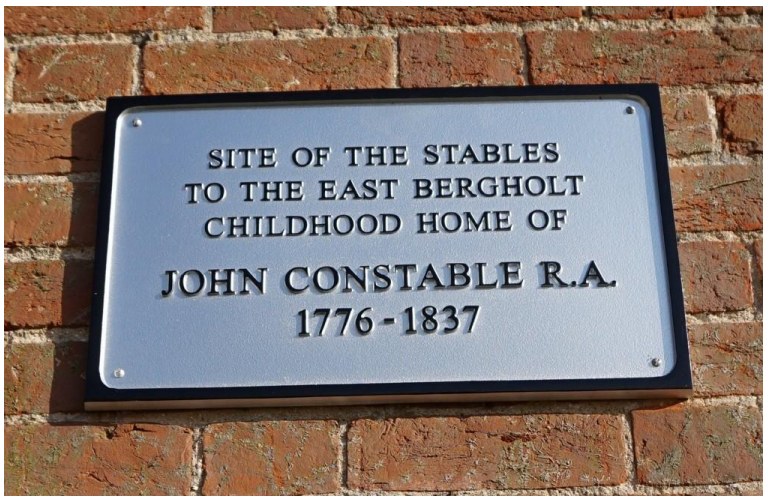


2 THE COURT, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6TD
GUIDE PRICE £695,000





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

STAIRCASE 2

BEDROOM ONE

15'5 x 11'4 Fitted wardrobe, Window to front, Exposed ceiling timbers

SHOWER ROOM

Double built in shower with glazed screen, rain forest shower and secondary shower attachment, low level wc, wash basin, heated towel rail

LANDING 2

stairs via door to Ground floor Entrance Hall

STAIRCASE 1

BEDROOM TWO

12'10 x 9'6 Fitted wardrobe, conservation style roof light, Exposed ceiling timbers

BEDROOM THREE

15'5 x 11'5, 2 conservation style roof lights, Exposed ceiling timbers

BATHROOM / WC

Victorian style freestanding bath in white external finish with mixer / shower attachment, Victorian style wash basin set on chrome stand, low slung wc, quartz mosaic splashback, Window to rear, heated towel rail, exposed painted timber floor.

LANDING 1

Vaulted ceiling with exposed ceiling timbers, return staircase to Rear Entrance Hall





GROUND FLOOR

PRINCIPAL ENTRANCE

Original Entrance Door leading to LOBBY
contemporary mosaic tiled floor

FRONT ENTRANCE HALL

14'8 x 7'9 built in seat locker with cloaks
hanging hooks over, recessed feature wine
display racking with log store beneath, window
to front, engineered oak flooring



SITTING ROOM

15'6 x 11'4 Brick fireplace with feature cast iron
log grate, window to front, 3 Candle style wall lights

SECONDARY ENTRANCE

REAR ENTRANCE HALL

with half glazed door to rear, engineered oak
flooring, feature wall panelling



CLOAKROOM

Oval wash basin set in vanity display with
cupboards under, low level wc, Heritage style
ceramic flooring

FAMILY ROOM / STUDY

14'6 x 12'5 Arched brick fireplace with inset log
grate, Window to front, 4 Candle style wall
lights



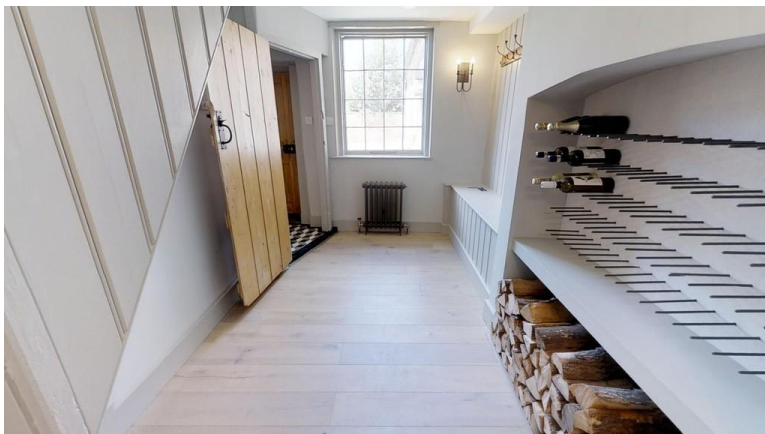
GARDEN ROOM / KITCHEN

31'8 x 13'9 accessed via Glazed Utility Lobby 9'5
x 8'1 Constructed with an Oak Framed Vaulted
ceiling, this is a truly stunning addition to this
remarkable home, providing a beautiful light
and spacious social eating space. Zone
controlled underfloor heating, Twin Triple Bifold
Doors open from the far corner onto the paved
terrace to provide an indoor / outdoor



experience. Extensively fitted with contemporary grey fitted units in Shaker style

and Greystone marble worktops, well fitted with range of cupboards and eye level storage cabinets, Island Unit incorporating Breakfast Bar with inset double bowled Belfast sink with contemporary flexible mixer tap, integrated dishwasher, cupboard housing gas combination boiler, Neff 5 ring gas hob with contemporary extractor over, Integrated Neff oven and Neff Microwave, Neff integrated washing machine, further stainless steel 1 ½ bowled sink unit with swan neck mixer tap, useful as utility or preparation area



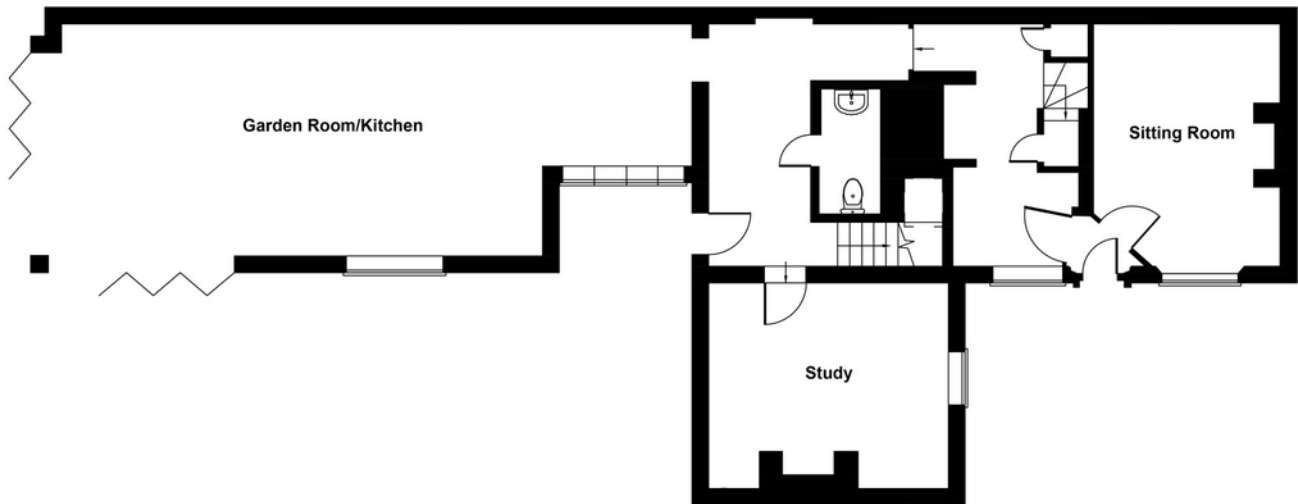
OUTSIDE

The property enjoys a delightful front lawned front garden area with new planting. A shared covered walkway leads to the Rear Entrance door and via a garden gate to the delightful rear garden area approx. 55' x 30' laid to lawn with new Hornbeam planting. There are sandstone pathways and a large sandstone paved terrace, Feature water pump. To the front of the property, a shared gravel driveway leads to 2 allocated car spaces, communal screened bin store area.

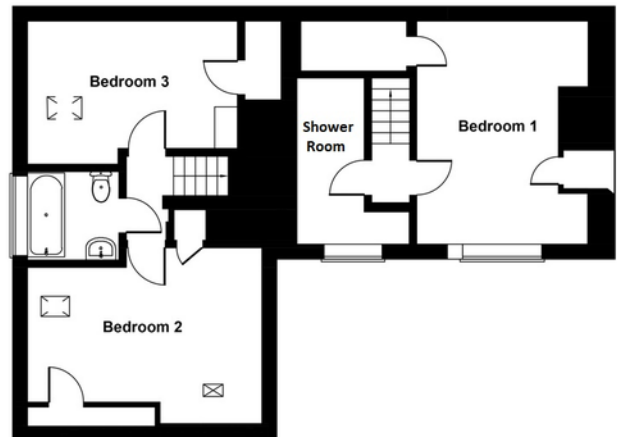


Cottage 2

Ground Floor



First Floor



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