

**oakheart**



£875,000

Asking Price

Brierley Paddock, West Mersea

Set within a desirable position in the heart of West Mersea, this impressive barn-style detached residence offers substantial and versatile accommodation, combining striking architectural features with generous living space throughout.

Upon entering the property, you are immediately greeted by a massive and welcoming entrance hallway, showcasing vaulted ceiling that set the tone for the sense of space and light found throughout the home. From here, galleried landings overlook the main lounge area, creating a dramatic focal point and enhancing the property's open and airy feel.

The main lounge is a standout feature, seamlessly open-plan to a bar and entertaining area, making it ideal for both family living and social occasions. A dual-aspect stove

with an attractive brick surround provides warmth and character while serving as a central feature visible from multiple angles.

The kitchen breakfast room is well proportioned and thoughtfully designed, offering ample workspace and extensive built-in storage, perfectly suited for modern living. Its layout allows for casual dining while remaining practical and functional.

The property offers four generously sized bedrooms and three well-appointed bathrooms, providing excellent flexibility for families or visiting guests. The principal bedroom is particularly impressive, benefiting from triple-aspect windows that flood the room with natural light and offer pleasant views over the surrounding area.

Externally, the home continues to impress with a double garage featuring a boat door, ideal for marine enthusiasts or additional vehicle and storage requirements. To the rear, the property enjoys west-facing gardens, perfect for afternoon and evening sun, providing an excellent outdoor space for relaxation, entertaining, or family use.

Overall, this distinctive barn-style home combines character, scale, and practicality in a sought-after coastal location, making it a rare and highly appealing offering in West Mersea.











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Local Authority:  
 Colchester

Tenure:  
 Freehold

Council Tax Band:  
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Approximate total area<sup>(1)</sup>

233.1 m<sup>2</sup>  
 2508 ft<sup>2</sup>

Reduced headroom  
 1.4 m<sup>2</sup>  
 15 ft<sup>2</sup>

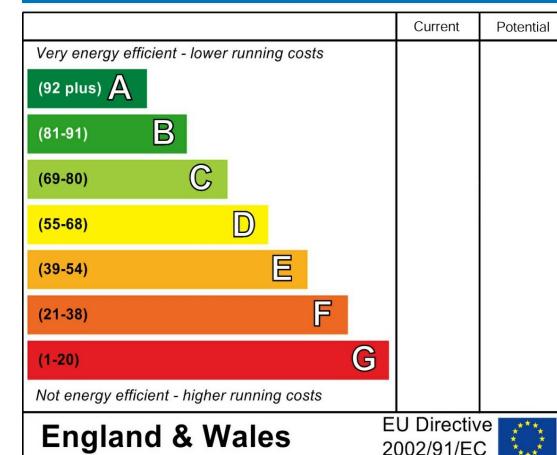
(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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