

Old School Lane, Elmstead

Ivy Cottage is a quietly distinctive home, combining traditional vernacular architecture with a refined, modern sensibility. Inside, a palette of soft greens, natural textures and warm timbers creates a sense of cohesion, while outside, there is a surprisingly generous garden, offering both privacy and space to relax.

Guide price £280,000

Old School Lane

Elmstead, Colchester, CO7



- Characterful two-bedroom cottage with a carefully curated interior palette
- Contemporary shaker-style kitchen with monochrome accents
- Private driveway with off-street parking
- Exposed timber beams and original detailing throughout
- Spacious principal bedroom with panelled walls
- Village setting with strong transport links to Colchester and London
- Cosy sitting room with brick fireplace and wood-burning stove
- Generous rear garden with lawn, mature trees and seating areas
- Offered to the market CHAIN FREE

The Property

The house opens into a welcoming sitting room, where exposed timber beams cut across whitewashed walls, grounding the space in its heritage. A brick fireplace with a wood-burning stove forms the heart of the room, creating a natural gathering point. The proportions are well balanced, allowing space for both lounging and working.

Beyond, the kitchen is practical and well composed. Shaker-style cabinetry is paired with dark worktops and a crisp black-and-white tiled splashback, lending a graphic edge. Natural light enters through rear-facing windows, subtly connecting the interior to the garden beyond.

Upstairs, the principal bedroom is calm and enveloping. Panelled walls are painted in soft white below, with muted green above, creating a layered and restful atmosphere. A second bedroom sits alongside, currently being used as a designated dressing room - thoughtfully arranged with open hanging space and clear-fronted drawers, offering both storage and display.

The bathroom is simple and well resolved, with a full-length bath and overhead shower. White tiling wraps the bathing area, offset by soft green walls that echo the palette used throughout the house.

The Outside

The rear garden extends generously behind the house, enclosed by warm-toned timber fencing that creates a sense of privacy. A curved pathway leads from the house through a lawned garden, guiding movement and subtly dividing the space.

Mature trees and established planting provide dappled shade and seasonal interest, while a circular seating area offers a place to gather and unwind. The garden feels both manageable and expansive, with ample room for entertaining, gardening or quiet retreat.

To the front, a gravel driveway provides off-street parking, bordered by simple timber fencing that complements the cottage's character. The façade itself is particularly charming, combining painted brick and traditional cladding in a palette that reflects the tones found within.

The Area

Elmstead is a well-connected village on the eastern edge of Colchester, offering a balance of rural surroundings and everyday convenience. The area is characterised by open countryside, quiet lanes and a strong sense of community.

Elmstead Market station provides direct rail services to London Liverpool Street, making it an appealing choice for commuters. Colchester, a short drive away, offers a wide range of shops, restaurants and cultural attractions, while the nearby coastline and surrounding farmland provide ample opportunity for walking and outdoor pursuits.

Further Information

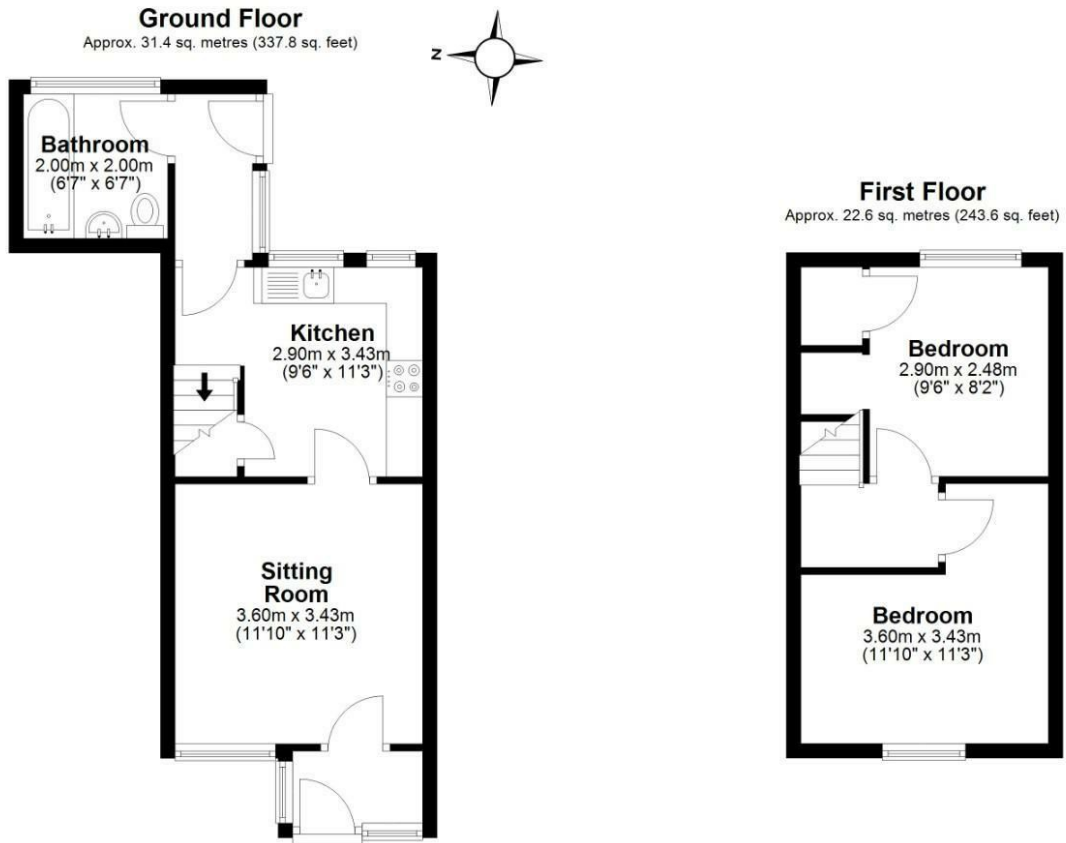
Tenure - Freehold

Council Tax - Tendring Band A

Construction - Brick



Floor Plan



Total area: approx. 54.0 sq. metres (581.4 sq. feet)

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Plan produced using PlanUp.

Ivy Cottage, Old School Lane, Elmstead Market

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