



Coast Road, West Mersea

An exceptional opportunity to acquire a fully operational Dutch barge, a second classic Dutch barge and a substantial freehold coastal mooring on the increasingly sought after Coast Road, West Mersea. Offering privacy, uninterrupted sea views, and flexible lifestyle or income potential, this unique package combines off-grid living with exceptional convenience just minutes away from the beach and range of cafes, bars and restaurants.

Guide price £400,000

Coast Road

West Mersea, Colchester, CO5



- Freehold mooring extending c. 200m from roadside to beach-head.
- Off-grid living with solar, wind power & generator (mains available)
- Parking for up to three vehicles at roadside
- Beautifully maintained 56ft Dutch barge (Zeldenrust) – fully operational
- No immediate neighbours with panoramic estuary views
- Prime Coast Road location – 2-minute walk to beach, shops & restaurants
- Second 41ft sailing barge (Vol Vertrouwen) with excellent potential
- Roof deck garden and versatile internal accommodation

The Houseboats

An exceptional and rare opportunity to acquire a beautifully presented Dutch barge, Zeldenrust, together with a second classic Dutch barge, Vol Vertrouwen, set on a highly sought-after freehold mooring on Mersea Island's renowned Coast Road.

Dating from 1903, Zeldenrust is a striking 56ft Dutch barge, thoughtfully maintained and fully operational. The vessel offers well-balanced and versatile accommodation, including an aft double cabin, a cosy saloon, a second sleeping area, and a dedicated workshop space. At the heart of the boat is a well-equipped galley kitchen with gas oven and hobs, complemented by a charming dining area within the doghouse. A shower room and WC provide practical onboard facilities. There is also a washing machine. Ample storage is present throughout, both below and behind the seating areas, as well as in the galley.

The boat benefits from a solid fuel Rayburn, solar, as well as wind power systems, a Mitsubishi 10KW generator, and a serviced Perkins marine engine, allowing for comfortable off-grid living. The hull has been epoxied, to the highest standard and a new survey in 2026 provides buyers with ample confidence. Above deck, a delightful roof garden creates a unique outdoor retreat with far-reaching coastal views.

Alongside, Vol Vertrouwen (1896) is a 41ft gentleman's sailing barge offering exciting potential. With its steel hull, teak saddle roof, and original rigging and sail, it provides character and versatility. Internally, there is a kitchenette and accommodation for up to five across two cabins. Powered by a Volvo Penta engine and supported by a 12v solar system with inverter, it is ideal for leisure use, guest accommodation, or potential holiday letting, subject to the necessary consents.

The Mooring & Setting

The freehold mooring is a standout feature, rarely available and offering a unique lifestyle opportunity. Extending approximately 200 metres from the roadside to the beach-head, the plot widens from around 7 metres at the entrance to approximately 20 metres towards the water's edge.

A timber boardwalk provides access to the barges, creating a sense of privacy and seclusion, with no immediate neighbours. The setting enjoys uninterrupted panoramic views across the estuary, with spectacular sunrises and sunsets. Paddle-boarders and swimmers can enjoy easy, year-round access to the creek.

The mooring lies within a designated Site of Special Scientific Interest (SSSI), ensuring the surrounding natural beauty is preserved. There is parking for up to three vehicles at the roadside, and infrastructure is already in place for connection to mains electricity and water, should a buyer wish to do so.

The Area

West Mersea is one of the East Coast's most desirable coastal destinations, known for its sailing heritage, fresh seafood, and relaxed island lifestyle. Coast Road is particularly sought after, offering direct access to the beach and water.

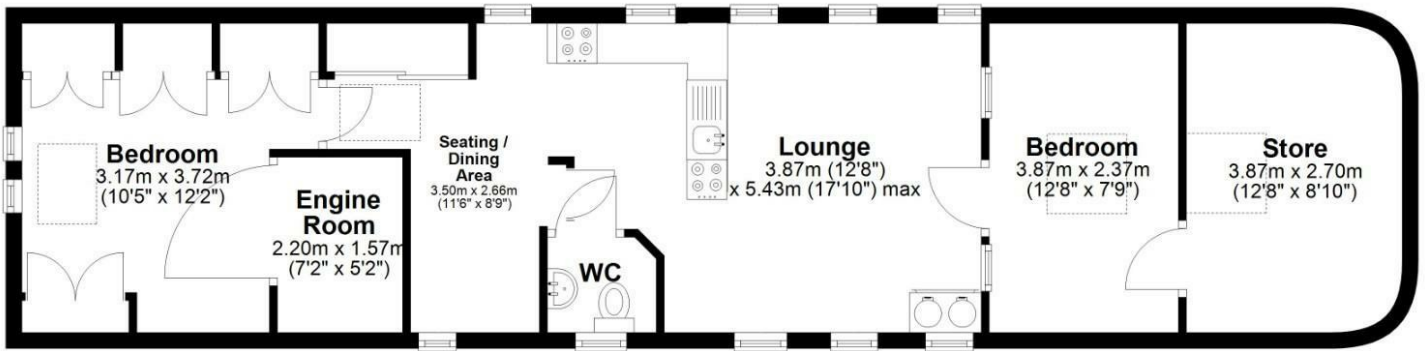
From the mooring, it is just a short two-minute walk to the shoreline, as well as a range of local amenities including independent shops, cafés, bars, and well-regarded restaurants. The island provides a unique blend of tranquillity and community, while still being accessible to Colchester and mainline rail links to London.



Floor Plan

Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Zeldenrust, Coast Road, West Mersea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		EU Directive 2002/91/EC			