



High Street, Burnham-On-Crouch CM0 8AG
£625,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Properties in the High Street rarely come to the market, especially when they are steeped in history and full of character. Wymans is one such property, a beautiful four bedroom cottage with river views that stands out proudly with bags of eye and kerb appeal. Reputed to be one of the first properties in Burnham and originally a pair of cottages, built by a local merchant Richard Boughton in 1785. The property was named after the Wymans oyster layings, owned by the Boughton family in the river Crouch and run as a private school in the early 20th century. There is a wealth of accommodation over three floors with the ground floor offering a spacious hallway, a cloak room ideal for coats/boots and wet gear, cloakroom/w/c, a cosy bright airy lounge with wood burner and a large dining room, great for entertaining, kitchen and utility room. An L shaped landing with two fabulous size double bedrooms and a family bathroom and a staircase to the third floor gallery landing/study and guest space and again two amazing bedrooms both with balconies and stunning river views and a further family bathroom. Externally there is a small enclosed courtyard off the cloak room, ideal for sails, wet gear or similar and to the rear a private courtyard garden to sit and enjoy and entertain.

Entrance hallway

Wooden entrance door to a lovely size hallway which has beautifully restored exposed floorboards and a cloaks cupboard. Stairs to the second floor with an understairs storage cupboard, radiator and a wall mounted alarm key pad.

Cloaks room/boots and wet gear.

An ideal room for all your outdoor coats, boots or wet gear, window to the front and a door to a very useful enclosed courtyard. This again ideal if you wish to store sails, bikes or similar.

Cloakroom/w/c

Tiled flooring, close coupled w/c, wall mounted hand wash basin and a window to the rear.

Lounge

15'5 x 14'9

This along with all the rooms in the property is wonderfully bright and airy and made all the more cosier with a fireplace and inset wood burner, to enjoy on those cold winter evenings. Once again the gorgeous restored exposed wooden floorboards run into this and the dining room, two radiators, television point and a large bay window to the front.

Dining room

16'4 x 13'8

All the rooms have a lovely homely feel and this room is a super room with bags of space for a large table and chairs and to entertain your friends and family. A walk in bay with three windows to the rear again brings in lots of natural light, to one wall there are fitted shelves and double cupboards with glass display shelving, radiator and door to the kitchen.

Kitchen

12'7 x 8'8

The kitchen has a tiled floor and down lighting, with a range of oak fronted eye level units, back tiling and under lights, matching base units, drawers and quality quartz work tops. Integral dish washer, inset stainless steel sink, slot in Smeg gas oven with above stainless steel extractor, space for fridge freezer, radiator and window to the side.

Utility room

11'1 x 5'3

Tiled flooring and part tiled walls, a range of oak coloured eye and base units with quartz effect work surfaces over, plumbing for washing machine. PLEASE NOTE there is an Aga oven converted to gas that comes with instructions to use and a window and door to the rear courtyard garden.

Second floor landing

This L shaped landing offers plenty of space with a double built in linen cupboard with shelving, it also has the same high quality restored exposed floor boards. Window to the front, stairs with an understairs cupboard to the third floor and a recess with book shelving.

Principal bedroom

16'7 x 15'1

All the bedrooms are excellent sizes and as we have mentioned are just so bright and airy, the restored floor boards continue and there are two double and one single fitted wardrobes to one wall. Walk in bay with triple windows to the rear window and radiator.

Bedroom two

15'3 x 12'4

Another excellent size double room with restored exposed wooden floor boards, two double fitted wardrobes to one wall, radiator and a walk in bay window to the front.

Bathroom

8'7 x 7'4

Tiled flooring and part tiled walls, panelled bath with taps and shower attachment, free standing hand wash basin with vanity cupboards below and a close coupled w/c. Chrome heated towel rail, down lighting and a window to the rear.

Third floor gallery landing

16'2 x 7'6 ext 11'1

PLEASE NOTE this is really so much more than a gallery landing with a walk in bay window to the front, ideal space for a work/computer desk or similar. To one side there is a further window and a single bed which actually works really well and ideal if you have an overflow of guests staying.

Bedroom three

11'8 x 9'6

Both the bedrooms on this floor again follow the theme with the restored exposed floorboards, radiator and double built in wardrobes. Door and window to the rear with a balcony which has stunning views of the river and offers a fantastic place to sit and watch the gorgeous sunsets.

Bedroom four

10'5 x 9'7

Another lovely size double room with a walk in bay window to the front and a step up to a window and door to a second balcony. This balcony has great roof top and street views and stunning river views, another fabulous place to sit and watch the sun set.

Bathroom

Tiled flooring, part tiled walls, walk in over size shower cubicle, pedestal hand wash basin and a close coupled w/c. Built in linen/storage cupboard also housing a wall mounted boiler for hot water and heating(not tested) window to the rear which may make your visits last longer, as it also has stunning views of the river.

Courtyard rear garden

The courtyard garden is a lovely private space great to sit and relax or entertain, mainly laid to patio with gorgeous established well stocked borders. The brick boundary walls have various established climbing plants and a gate leading out on to the pathway and sea wall, offering some fabulous coastal walks and easy access to the town center.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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