



Shore Road, Burnham-On-Crouch CM0 8AR  
£850,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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An opportunity to be a custodian of a Grade II listed local Heritage treasure, admired and loved by the town. The distinctive hand painted "Sweetings Direct Fish Supplies est. 1884 sign adorns the front of this white painted weatherboarded home revealing a past life as a fish shop making the property often the topic of conversation from visitors to the area.

This gorgeous looking family home is situated in one of Burnhams most sought after locations. Quite literally a stones throw to the scenic river front, yacht clubs and the array of shops, restaurants and cafes.

On entering the property you immediately feel a warm and welcoming atmosphere, a family home with areas to relax, entertain and enjoy all year round.

Oak wall and ceiling beams many of which are hand hewn, open fireplaces and exposed floorboards are just the start of the many original features. You can even find fragments of newspapers used as wallpaper lining from 1857! The original historic arrangement of rooms to the front of the house have been retained whilst now being linked by the kitchen and summer lounge on the ground floor and gallery/reading area on the first floor.

The ground floor offers a large lounge with open fireplace and wood burner and exposed beams, a kitchen with a gas double Aga oven, summer lounge which doors and windows on to the rear garden, formal dining room with open fireplace, shower room and utility room.

Dual staircases take you to the first floor where you find a fantastic gallery/relaxing reading area in excess of 12 ft, with access to an outside balcony, principal bedroom featuring a high beamed vaulted ceiling and en-suite, Two further excellent double rooms, family bathroom and a good size office/potential fourth bedroom. A boarded loft space offers standing head height with a velux window.

Externally a private walled courtyard garden with established trees and planting and a magnificent wisteria complement entertaining zones. Stairs to a split-level veranda.

### Lounge

23'6 x 13'8

WE WOULD ASK TO PLEASE PAY PARTICULAR ATTENTION to the photography and video tour, to truly give you an amazing representation of the charm, character and quality on offer with this property.

This is a amazing room with exposed wall, floor and ceiling beams, many of which show the original hand hewn features. The original rectangular shop bay window to the front with a window seat, further window and door to the front. Large open brick exposed fireplace with wood burner to enjoy on those cold winter nights, exposed wooden floorboards and fitted cupboards with shelving and space for a television.

### Kitchen

12'3 ext to 15'9 x 9'7

The kitchen has that very cottage style and feeling and just blends in as with all the rooms. There are a range of white eye level units with back tiling, matching base units and drawers with solid wooden work surfaces over. Inset butler sink and an Aga gas range oven with above extractor, space for fridge/freezer, plumbing for a dish washer, larder/cupboard with reclaimed marble shelves from when the property was a fishmongers, tiled flooring and down lighting. Dual windows to the rear, door and a sash window to the side.

### Summer lounge

16'9 x 11'7 ext to 14'5

This is a fabulous room beautifully bright and airy with French doors and windows that remain open onto the garden throughout the summer. Whether you are just having family home time and relaxing, or entertaining this room will certainly be a favourite. Stairs to the first floor with understairs cupboard, windows to side aspects, down lighting, solid oak flooring and two radiators.

### Formal dining room

18'8 reduc to 10'7 x 13'6

Whether you are having a family gathering or dinner parties, this is a superb room with two windows to the front one of which is the original rectangular shop bay window. There is an exposed brick open fireplace, original exposed wall and ceiling beams and original exposed wooden floorboards.

The table which absolutely fits the charm and character of the room may potentially be left in the sale and there are two radiators.

### Utility room.

9'9 x 6'3

Tiled flooring, wall mounted boiler for hot water and heating (not tested) plumbing for washing machine and tumble dryer. Second staircase to the office/potential fourth bedroom, door and window to the rear.

### Shower room

Double walk in shower with rain and hand held showers, w/c with built in cistern and twin button flush, hand wash basin with vanity cupboard below. Chrome heated towel rail, down lighting and a window to the side.

### Gallery/relaxing reading area

12'4 x 9'1

Very much more than a landing and totally versatile in its use, whether a lovely area to relax and read or perhaps a dressing area. Large picture window with openers bringing in bags of light and access to the balcony area.

### Principal bedroom en- suite

13'7 x 10'6

A beautiful principal bedroom with a high beamed vaulted ceiling, window with surrounding exposed beams and views over to Burnhams clocktower. Over size double opening windows to the side which can access to the split level wrap around veranda, sash window to the front, above storage space and radiator.

En-suite Part tiled walls, panelled bath with chrome/taps/shower, hand wash basin with vanity unit below, close coupled w/c and bidet. Down lighting, radiator and a sash window to the rear.

### Bedroom two

14'7 x 12'5 max

Both the remaining bedrooms are excellent size double rooms with character original low ceilings and exposed beams and floorboards. Brick exposed original cast iron fireplace, two built in cupboards, radiator and window to the front.

### Bedroom three

13'7 x 11'8

Brick exposed original cast iron fireplace, original exposed wooden floorboards, two built in cupboard/wardrobes. Exposed original beams, sash window to the front and radiator.

### Bathroom

Panelled bath with above fitted shower and screen, pedestal hand wash basin, w/c with built in cistern, part tiled walls, radiator and window to the rear.

### Office potential bedroom four

13'7 6'7

Accessed from the second staircase and offering the option to interconnect or lock off from bedroom two. Whether you desire a good size office or another potential bedroom, built in cupboard and radiator.

### Walled garden

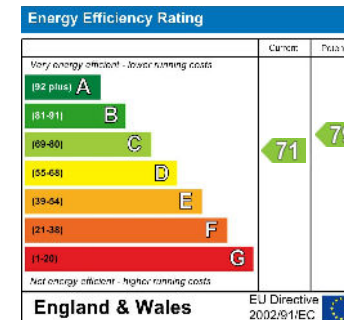
A beautifully secluded walled garden, thoughtfully set out with some mature trees, magnificent wisteria, established planting and curated borders and piped watering system together with outside electrical sockets. This private outdoor sanctuary offers a wonderful setting for both entertaining and relaxation, with designed seating areas framed by seasonal colour and greenery. Ideal Al Fresco dining, summer gatherings or just a quiet retreat.

There is a staircase to the split level veranda, another area to relax and enjoy with storage space below, door to the car port to the side of the house with above storage space. water tap and garden shed to remain.



**Consumer Protection from Unfair Trading Regulations 2008.**

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