



HOWCHINS, 79-81 HIGH STREET, EARLS COLNE,

COLCHESTER, ESSEX CO6 2QX

**NP** NICHOLAS  
PERCIVAL

Howchins is an imposing Grade II listed property in the heart of Earls Colne. Believed to date from the 14<sup>th</sup> century, and altered in the 16<sup>th</sup> and 18<sup>th</sup> centuries the property displays a wealth of period charm and character. The property is comprised of five bedrooms, three reception rooms, kitchen / breakfast room, utility room, family bathroom, en-suite shower room and cloakroom. There is off-road parking and an enclosed rear garden.

Tenure Freehold | Council Tax Band F

Gas Central Heating | Conservation Area



### Property

Howchins opens to a hallway that leads to the large lounge, the centrepiece of which is the impressive inglenook fireplace with exposed brick surround and cosy log burner. Adjacent to the lounge is the sitting room which is dual aspect and provides space for a study area (useful for those that work from home) and that also benefits from a log burner. The dining room is also a dual aspect room with gas fire. The kitchen/breakfast room features a gas AGA, as well as providing space for a free-standing cooker. Ample storage is provided by a good array of cupboards and drawers including a granite topped island.

To the rear of the kitchen is the utility room that provides additional workspace and storage, housing the gas boiler as well as providing space for a free standing fridge and freezer and there is plumbing for both a washing machine and tumble dryer.

Access to the courtyard and garden can be obtained via the entrance hallway, kitchen and utility room. The utility room also allows direct access to the carport.

The cloakroom completes the ground floor accommodation and is comprised of a wc and handbasin set within a vanity unit.

Ascending the stairs to the first floor there are five bedrooms. The main bedroom is a very spacious double to the front of the property with built in wardrobe. The second is also a double to the front. The third bedroom is to the rear of the property and the accompanying ensuite is comprised of shower cubicle, wc, pedestal basin and heated towel rail. The fourth bedroom is a single and the fifth (also a single) is presently utilised as a craft/hobby room.

The family bathroom completes the internal accommodation and is comprised of a bath with shower screen and shower mixer hose, handbasin, wc and heated towel rail.

### Outside

Off road parking via a carport is provided to the rear of the property (the removal of the greenhouse will also create additional parking).

The enclosed garden features an attractive courtyard adjacent to the house, with a garden of mature beds and borders to the rear of the plot, where there is also a second seating area. Additionally, there is a vegetable plot of raised beds.



## Situation

Howchins is situated in the heart of the popular village of Earls Colne, which is set within the rolling North Essex / South Suffolk countryside.

The village benefits from numerous shops, eateries, popular public houses, doctor's surgery and the local primary was rated 'Good' in the latest Ofsted report.

For the commuter, branch line train services are provided at nearby Chappel & Wakes Colne station. There are mainline services from both Kelvedon and Marks Tey station, with journey times to London of around 50 minutes. The A12 and A120 are also easily accessed.

The nearby market town of Halstead is a short drive away and offers a wider range of facilities as well as two supermarkets and the local secondary school was rated as 'Good' in the last Ofsted report.

Slightly further afield is the historic city of Colchester which offers all the leisure, recreational and shopping facilities expected of a major regional centre.

## Services

Mains electricity, gas, water and drainage are connected.

## Viewing

Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / [sales@nicholaspercival.co.uk](mailto:sales@nicholaspercival.co.uk)).

## Agents Notes

Grade II Listed Property.

Situated in a conservation area.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, Tel 01206 282 222. **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

NICHOLAS PERCIVAL are proud to be members of;







**Ground Floor**

Carport  
5.16m x 3.51m  
16'11" x 11'6"

Utility Room  
5.16m x 3.03m  
16'11" x 9'11"

Kitchen  
3.90m x 6.05m  
12'10" x 19'10"

Dining Room  
3.96m x 4.92m  
13' x 16'2"

Sitting Room  
3.94m x 6.37m  
12'11" x 20'11"

Lounge  
4.53m x 6.37m  
14'10" x 20'11"

W/C

FP

FP

FP

Up

Up

Up

Hall

**First Floor**

**En-suite**  
4.02m x 3.12m  
13'2" x 10'3"

**Bedroom**  
4.02m x 3.12m  
13'2" x 10'3"

**Bathroom**

**Bedroom**  
2.75m x 3.08m  
9' x 10'1"

**Bedroom**  
4.17m x 3.39m  
13'8" x 11'1"

**Bedroom**  
4.38m x 4.63m  
14'4" x 15'2"

**Bedroom**  
3.18m x 5.79m  
10'5" x 19'

**TOTAL APPROXIMATE FLOOR AREA:**  
2783.6 sq mt (258.61 sq mt)  
House : 2588.7 sq ft (240.5 sq mt)  
Car Port : 195 sq ft (18.11 sq mt)

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