



**THE STABLES**  
Colne Engaine, Essex

**Carter Jonas**

## THE STABLES, STATION ROAD, COLNE ENGAIN, COLCHESTER, ESSEX CO6 2ES

Single storey accommodation • Small development of six properties • Two double bedrooms • Modern air source underfloor heating (electric) • Open plan living/dining/kitchen area • Engineered oak flooring, • Utility area • Mood lighting into vaulted ceiling • Fitted porcellain white Shaker kitchen with solid oak work surfaces • Luxury tiled shower room with quality sanitary ware • Gravel and chip entrance driveway and parking • Garden space • Garden/amenity area • Six year Build/ Barn conversion guarentee • Vacant • EPC rating C

### DESCRIPTION

Coppins Yard is a development of up to seven properties created from a former farmyard to the neighbouring Brook Farm, creating a small collection of new homes and barn conversions, each offering individual character and an excellent standard of finish.

The Stables kicks off this stunning development and is a traditional brick built single story former stables benefiting from an "Old English Reds" clay tiled roof. Designed to provide open plan living/dining space, vaulted ceilings, beam lighting, fully integrated Shaker Kitchen, engineered oak flooring throughout and heated by modern air source electric underfloor heating. The Stables has two double bedrooms with French Doors overlooking beautiful countryside views and a luxurious wet room. There is also an eternal storage area.

### OUTSIDE

Outside, the property has a south west facing rear garden as well as allocated parking for two cars.

## A STUNNING BRAND NEW BARN CONVERSION OFFERING TWO BEDROOMS AND SET ON A SMALL DEVELOPMENT OF SIMILAR STYLE PROPERTIES ON THE EDGE OF THE CHARMING VILLAGE OF COLNE ENGAIN



## LOCATION

Colne Engaine is situated within the Colne Valley on the north Essex border and is a highly sought after rural farming village with an exceptional community atmosphere which enjoys several annual events, including fireworks on the green each November and there is the award-winning Five Bells pub & restaurant with breath-taking views. There is also a village shop, historic Church and village hall, as well as a C of E Primary School. The local area offers some exceptional country walks and Earls Colne lies approximately one mile away, offering more amenities and traditional shops as well as Colne Valley Golf Course.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electric and drainage -  
Modern Ai Source Underfloor Heating  
(Electric)

**Local Authority:** Braintree District Council

**Council Tax:** Band TBA

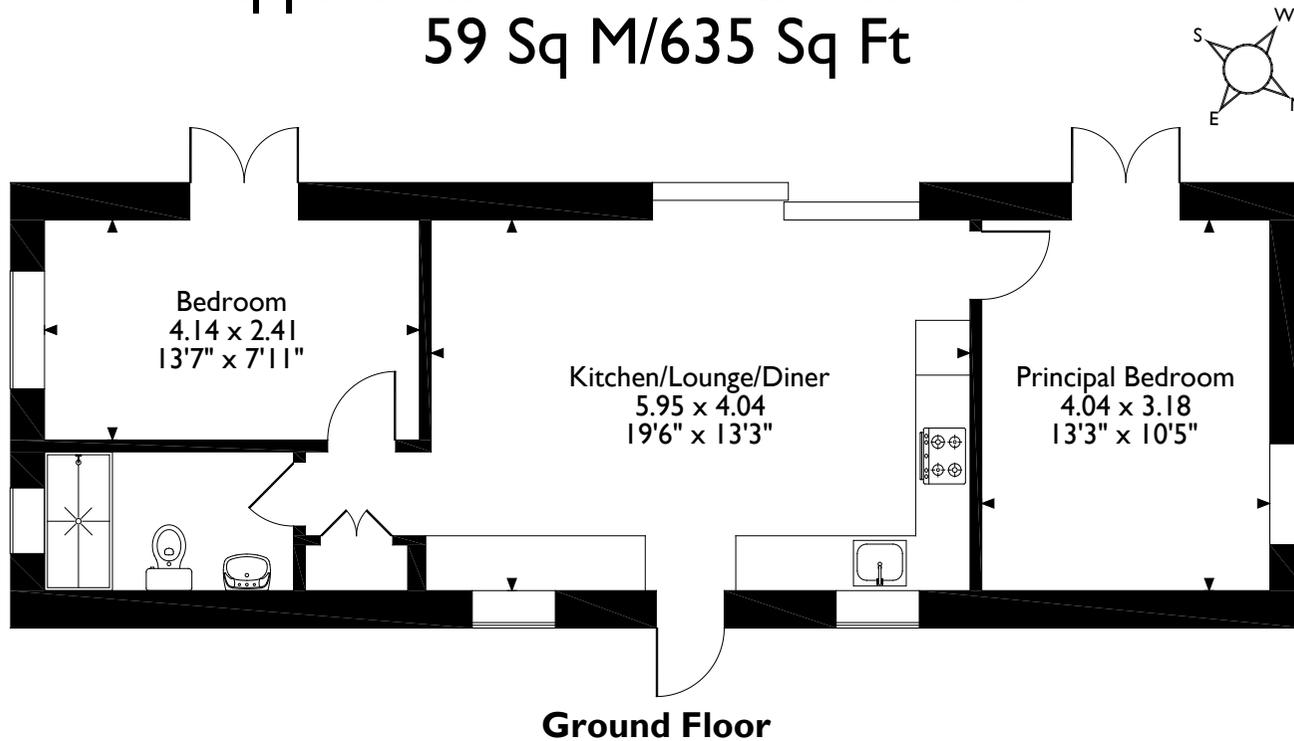
**Viewings:** By appointment with Carter Jonas  
T: 01787 882881

**What3Words:** [///paintings.filed.natue](https://www.what3words.com/paintings.filed.natue)



# The Stables, Colchester, Essex

## Approximate Gross Internal Area 59 Sq M/635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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