

INIGO



Chapel Road

BURNHAM-ON-CROUCH, ESSEX

£350,000 FREEHOLD

This charming Victorian terraced house lies in Burnham-on-Crouch, Essex, pretty town on the fringes of the River Crouch. It extends over three storeys, with three bedrooms, a series of atmospheric living spaces and a lushly planted rear garden with water features. Period elements, including fireplaces, beams, banisters and original floorboards, are enhanced by a curated selection of colourful distempers and lime washes, used liberally but thoughtfully across the home. Its location is within close proximity to countryside but with London in easy reach. The town, quayside and Burnham-on-Crouch rail station are a short walk away; with the station providing services regular services to London Liverpool Street in just over an hour.

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Setting the Scene

Burnham-on-Crouch has a rich history dating back to the Neolithic period. Bronze-age burial sites have also been found in the area, as well as evidence of Roman and Iron Age settlements. During medieval times, the town continued to grow, and its access to the river and the sea was a significant factor in its burgeoning industry. In the 1700s, a large number of men were employed by the oyster farms in the area – some cultivated the oysters, and others protected them from thieves.

This house sits within the old town, in a conservation area noted for its architectural and historical importance. An exposed brick chimney breast, cast-iron fireplaces and timber beams remain in situ and remind of its earliest past.

The Grand Tour

This house lies midway down a neat Victorian terrace. A wisteria embraces its façade, with holly and bay trees and a rosemary shrub in its front garden enclosed by a picket fence. A stone step sits beneath a panelled wooden door painted in a sky-blue tone, below a delicately hand-painted transom above it that reads the home's original name, 'Bethel Cottage'.

Entry is to an elegant dining room finished in a rich pink limewash hue of 'Bracken' by Bauwerk. A beautiful bay window with sensitively renovated sash windows is framed in a deep-blue tone, and skirting boards are painted to match. An original cast-iron fireplace, with intricate detailing and a pretty floral pattern, stands as a reminder of the home's origins.

Adjacent to the dining room is a cosy sitting room with an exposed brick chimney breast and working fireplace. A sash window looks out onto the garden beyond, and walls are painted a soothing pale pink.

To the rear of the house is the kitchen. Timber beams span overhead and are fitted with handy hooks for pots and pans. Large terracotta tiles run underfoot, and cabinets painted in a neutral cream contain ample storage space. There is a built-in double oven, plus room for white goods and a dishwasher. A casement window with grey trims captures views of the garden foliage, and a side door provides access outside.

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A set of stairs painted a deep midnight blue ascends to the first floor.

Here, a bedroom (currently used as a studio) is found with a large sash window that draws in a painterly quality of light and fitted shelving apt for pots of paint or books. There is an original cast iron fireplace. Timber floorboards run underfoot, and a sash window looks out onto the street below. Opposite the room is a generous family bathroom with a chequerboard floor. Here, a roll-top bath is wonderful for unwinding, and a separate shower is lined with striking dark tiles.

On the second floor, to the left of the landing is the bright principal bedroom, with white-painted floorboards underfoot and a sash window with views of the garden. It has a handy built-in wardrobe with mirrored doors and an original cast-iron fireplace. There is a bright pretty third bedroom across the landing painted in a blue-green textural Kabric paint. Sash windows light the honey-toned floorboards throughout.

Above, there is a board-out attic space providing handy storage.

The Great Outdoors

To the rear of the house, a garden with decking underfoot has scope for entertaining and relaxing. Huge canary palms and a cabbage palm are almost architectural in form, and a raised terrace with vibrant orange fencing is an ideal spot to sit a morning's coffee and/or complete a crossword. There is a and a well established wine grapevine that curls its tendrils around the living room sash window and stretches along a trellis at the back of the kitchen window.

Out and About

Burnham-on-Crouch is a historic maritime town that sits on the banks of the River Crouch on the east coast. The pretty quayside, which sits moments from the house, is peppered with listed buildings, boatyards and sailing clubs. The Grade II-listed Rio cinema has a selection of the latest releases and is just a four-minute walk from the house.

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There are a number of options for eating and drinking in the area, including local favourite The Queen's Head pub and cosy coffee shop Peaberries. Freshly caught fish and Maldon oysters can be purchased from the Burnham Seafood and Oyster Bar, and the Royal Corinthian Yacht Club serves up a delicious Sunday roast.

There are almost endless opportunities for natural exploration nearby, including the Saltmarsh Coast Trail, Blue House Farm nature reserve and Althorne Creek.

The RHS-maintained Hyde Hall in nearby Chelmsford is one of the finest gardens in the east of England, and offers sweeping panoramic views of the surrounding countryside. National Trust site Rayleigh Mount is a 40-minute drive away and is a green oasis on the site of a medieval castle. The 13th-century Hadleigh Castle is also close by.

Crouch Valley has the greatest vineyard-to-area ratio in the UK, and the excellent Clayhill, Crouch Ridge and New Hall Wine Estate vineyards are all within easy driving distance of the house.

There is a good choice of schooling options in the area, including Burnham-on-Crouch Primary School and St Mary's C of E Primary School. Ormiston Rivers Secondary School is also close by, and private schools in the vicinity include William de Ferrers in South Woodham Ferrers and King Edward VI Grammar in Chelmsford.

Burnham-on-Crouch rail station is just a 16-minute walk from the house and offers services to London Liverpool Street in just over an hour. Chelmsford is a 45-minute drive away, with Colchester also nearby. Southend Airport is approximately 25 miles away.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.