



THE GRANARY HOUSES

Colne Engaine | Essex



Chapman Stickels

THE GRANARY HOUSES STATION ROAD, COLNE ENGAINE ESSEX, CO6 2ES

Marks Tey Station - 8 miles
Colchester Station - 12 miles
Braintree - 9.5 miles

- Living room • Kitchen/dining room • Cloakroom •
 - Plant room • Storage room • Landing •
- Two double bedrooms (with one ensuite) •
- Single bedroom • Rear balcony • Bathroom •
 - Private gardens • Off-road parking •

The Properties

Tucked away on the southern edge of this well-regarded village, The Granary Houses are individual properties which perfectly combine contemporary living, whilst the design and building materials pay homage to agricultural buildings which formally occupied this secluded semi-rural setting.

The properties are built by multiple award-winning local developers, Maple Builders, and the first construction phase commenced in July 2024. The houses display distinctive facades of traditional black pine weatherboarded elevations on a base of faced Flemish bond brickwork. The houses are notable for their open plan kitchen/dining rooms and generous front sitting rooms. The main rear bedrooms with their respective balconies enjoy views over the gardens and meadowland beyond.

Externally, the properties provide off-road parking for two vehicles. The rear gardens, which back onto meadowland, are partially paved and enclosed by timber fencing.

TWO UNIQUE NEW BUILD HOUSES BUILT TO THE VERY HIGHEST OF STANDARDS TOGETHER WITH PRIVATE REAR GARDENS AND OFF-ROAD PARKING



Agent's Note:

The properties are offered with the benefit of a 10-year warranty.

Location

Coppins Yard is the original farmyard to the neighbouring Brook Farm, offering a small collection of individual new homes and barn conversions, each with their own distinct character and high standard finishes. Colne Engaine is situated within the Colne Valley on the north Essex border and is a highly sought-after rural farming village. There is the award-winning Five Bells pub & restaurant, village shop, a 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.

Services

Mains water and electricity. Air source heat pump systems. Integrated photovoltaic solar panels. External electric car charging points.

Local Authority and Council Tax

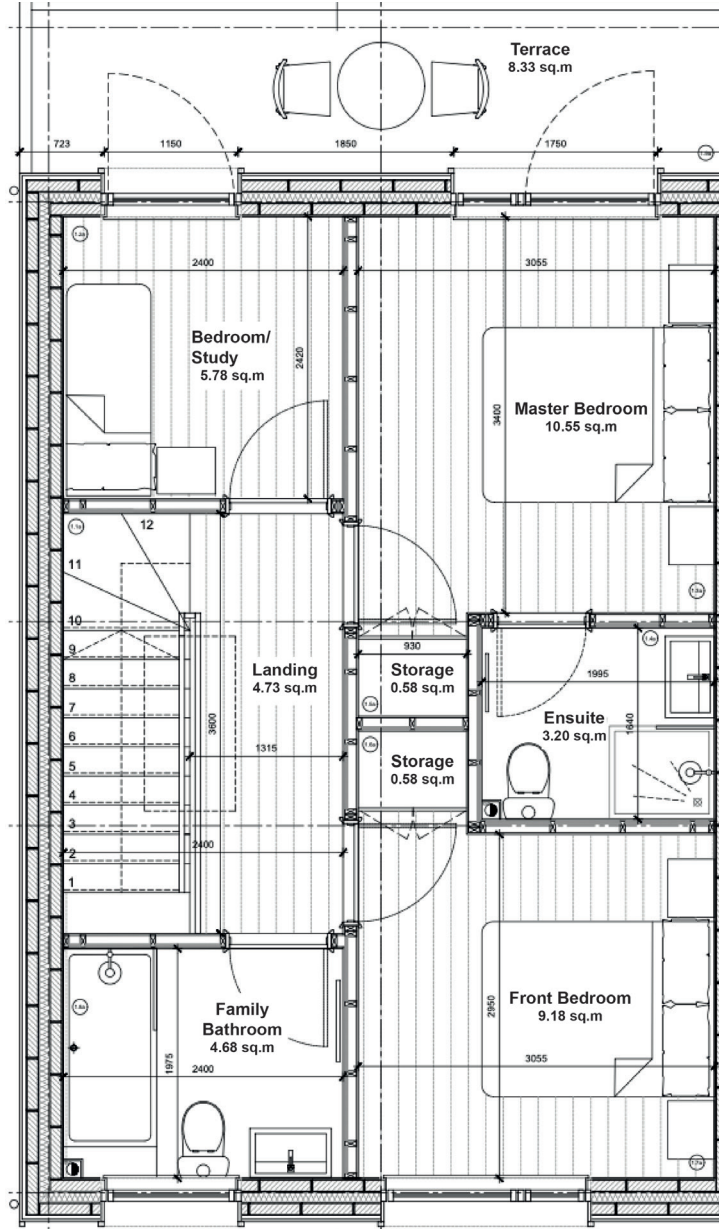
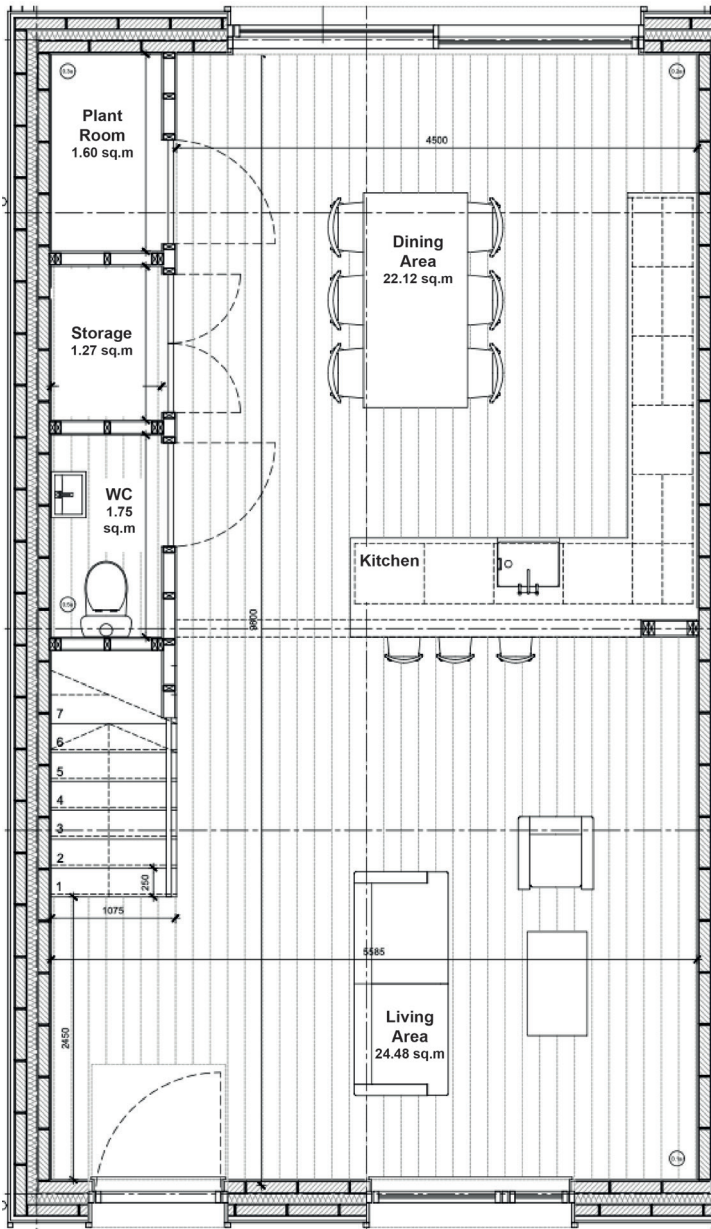
Braintree District Council.
Band TBC (2025)

Guide Prices

1 Granary Houses - £465,000
2 Granary Houses - £450,000

Please note, the building shown in the pictures is sold and being used for visual purposes only.





MAPLE™
Developments
Ltd

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