

**"Lucam Cottage"**  
**School Lane**  
**Great Wigborough**



- ❖ **Drawing room with large inglenook fireplace**
- ❖ **Dining room**
- ❖ **Fine Bespoke farmhouse kitchen & utility room in solid elm and walnut**
- ❖ **Master bedroom with bespoke en-suite by H2O bathrooms**
- ❖ **2 further bedrooms**
- ❖ **Family bathroom, plus bespoke cloakroom by H2O bathrooms**
- ❖ **Annexe studio/office/bedroom4, with boardwalk & stunning estuary/coastal views**
- ❖ **Secluded Landscaped Gardens of approx 1/3 acre by Andrea Parsons**
- ❖ **Oversize double garage, extensive parking**
- ❖ **UPVC double glazed windows throughout**
- ❖ **Oil-fired central heating**
- ❖ **Alarm**

**Lucam Cottage** was constructed in 1984, but its' sympathetic use of reclaimed materials, and quality traditional craftsman construction suggests an earlier period. The peg-tile roof is over 400 years old, as is the substantial king-beam in the drawing room and the Lucam hoist. Immaculate Dutch-bonded brickwork, solid elm panelled doors with cast iron work, elm skirting boards throughout, and a fine bespoke kitchen and utility room of solid elm and walnut panels.

The gardens, of approx. 1/3 acre are by Chelsea multiple medallist Andrea Parsons, styled on 19th Century Vicarage garden.

**Great Wigborough** a secluded, estuary hamlet, and the property enjoys stunning views to the Blackwater estuary and West Mersea Coast beyond. Abberton reservoir is 5 mins. away, as is the Essex Wildlife Trust centre at Abbot's Hall. The Five Lakes Country Club with its' PGA Golf Course and World class leisure club and Layer Marney Towers are also close by. Colchester, Britain's Oldest recorded town, is 10 minutes by car, as is West Mersea (with its regatta and fine seafood). Maldon 20 mins, Constable Country and fine the restaurants of Dedham Vale 25 mins. London Liverpool Street is 50 mins. by rail.

**Entrance hallway: 6' 8" x 6' 8"**

Ancient oak solid panelled front door leading to Entrance hallway. UPVC Double glazed single casement windows to east and west aspect with views to the front garden. Coconut matting threshold, wrought iron curtain poles. Wallpaper by William Morris. Double Radiator with thermostat.

**Downstairs cloakroom: 4'10" x 3' 4"**

Solid elm panelled door and threshold leading to Cloakroom. Bespoke fitted suite by H2O bathrooms, comprising of Vitra handbasin with Hasgrohe mixer, and wall mounted W.C with Elm shelf over. Large Italian marble effect tiles to floor with contrasting tiles to walls, large bronze bevelled mirror. Low voltage lighting, extractor fan. Large under-stairs storage cupboard with tiling and Solid elm panelled door. Radiator with thermostat.

**Drawing room: 18' 9" x 11'**

Solid elm panelled door and threshold leading to Drawing room. Large inglenook fireplace with dual fuel Log burning stove. Feature brick chimney breast, with ancient oak bressemer. Pitch pine fire surround. Solid elm skirting boards. Substantial oak king beam originating from the Marks Hall estate. 8 powerpoints, 2 television points with amplified signal, low voltage lighting with dimmer switches. Double radiator with thermostat. Telephone point. UPVC Double glazed French Windows with views to rear gardens. UPVC Double glazed double casement window with views to front gardens.

**Dining room: 11' x 9' 3"**

Solid elm panelled door and threshold leading to Dining room. UPVC Double glazed double casement window with views to front gardens. Solid elm skirting boards. 4 powerpoints, Telephone point. Double Radiator with thermostat. Recessed lighting with dimmer switches. Double radiator with thermostat.

**Farmhouse Kitchen: 9' 1" x 8' 6"**

Solid elm panelled door and threshold leading to Kitchen. Bespoke handbuilt luxury kitchen by Graham Radley Kitchens. Comprehensive range of base and eye level units and drawers with Solid Elm hand built units and solid walnut inlay detail panels. Solid elm extractor hood, and window pelmet. Elm plate rack. Notice board with solid elm surround and ailer rail. Solid elm skirting boards. Work surfaces in solid Eroco, with splashbacks and all brass handles and fittings. Double Butler sink with solid brass French mixer tap. Hand made tiles to walls, pament tiled floor. UPVC Double glazed double casement window with views to rear gardens. Radiator with thermostat. Multiple powerpoints. Low voltage lighting and under -unit lighting Larder Cupboard housing Waterside MC250 Water Softener.

**Utility room: 9' x 6'**

Solid elm panelled door and threshold leading to Utility room. Two UPVC Double glazed single casement windows with views to rear gardens. Solid oak panelled stable door leading to gardens. Bespoke handbuilt luxury units by Graham Radley Kitchens. Comprehensive range of base and eye level units and drawers with Solid Elm hand built units and solid walnut inlay detail panels. Work surfaces in solid Eroco, with splashbacks. All brass handles and fittings. Solid elm skirting boards. Coats Cupboard. Stainless steel sink Hand made tiles to walls, pament tiled floor Multiple powerpoints. Recessed lighting. Plumbing for washing machine and dishwasher. Myson Velaire oil fired boiler supplying domestic hot water and central heating.

**Staircase leading to first floor:**

Feature Solid elm panelled stairway with half and quarter landings. Solid walnut hand-rails. Access to large insulated, boarded loftspace, with lighting.

### **Master bedroom: 18' 3" x 10' 6"**

Solid elm panelled door and threshold leading to master bedroom UPVC Double glazed single casement windows with views to front gardens/paddock and to rear, gardens with views to estuary and West Mersea Coast beyond. Single and double radiator with thermostat, 10 powerpoints, television points with amplified signal, low voltage lighting with dimmer switch. Telephone point. Switching for security floodlights. Solid pine panelled doors to twin fitted wardrobes. Solid elm skirting boards. Airing cupboard with Solid elm panelled door and threshold, immersion heater, shelving.

### **En-suite : 5' 6" x 9'**

Solid elm panelled door and threshold leading to en-suite. UPVC Double glazed single casement oak effect window with views to front gardens/paddock Bespoke quality bathroom by H2O bathrooms. Secor power shower, Oversize wall-mounted handbasin, and WC to match with concealed header. Chrome radiator/airer with thermostat. Elm effect laminate flooring. Low voltage lighting, wall mounted blower heater, extractor fan. Luxury large Italian handmade tiles throughout, large fitted bathroom cabinet.

### **Bedroom 2: 11' x 8' 6"**

Solid elm panelled door and threshold leading to bedroom 2. UPVC Double glazed single casement window with views to front gardens/paddock Double radiator with thermostat. 4 powerpoints, television point with amplified signal. Solid pine panelled doors to fitted wardrobe. Solid elm skirting boards.

### **Bedroom 3: 9' x 8' 6"**

Solid elm panelled door and threshold leading to bedroom 3. UPVC Double glazed single casement window with views to rear gardens, estuary and West Mersea Coast beyond. Double radiator with thermostat. 4 powerpoints. Solid pine panelled doors to fitted wardrobe. Solid elm skirting boards.

### **Family bathroom 9' x 3' 6"**

Solid elm panelled door and threshold leading to family bathroom. UPVC Double glazed single casement oak effect window with views to rear gardens. Bespoke solid pine panelled vanity unit with hand basin, and pine bath panel By Graham Radley. Bath with shower attachment, tiled splashbacks and bath surround. Radiator with thermostat, wall mounted blower heater, shaver point. Solid elm skirting boards.

### **Annexe studio/office/bedroom 4: 18' x 17'**

Solid pine panelled stable door leading to annexe studio UPVC Double glazed single casement window with stunning views to Blackwater estuary, West Mersea Coast and Bradwell Marina. The enjoyment of these views is enhanced by the boardwalk access to the annexe room. 3 Velux style roof windows with views to rear gardens. Solid pine stippled/varnished flooring. Lucam door and beam to front of property. Dimplex economy 7 storage heating, extensive powerpoints. This room offers significant potential for a home office, teenagers bedroom, artists studio, work-room, further sitting room etc.

### **Oversize Double Garage 18' x 17'**

Solid pine twin double doors leading to garage, rear solid pine farmhouse style access door. Extensive powerpoints.

### **Gardens**

Garden design by Chelsea multiple medallist Andrea Parsons. With a brief to recreate a 19th Century Vicarage cottage garden, Andrea has created a Charming romantic garden, with traditional roses, box and yew, along with exotica from the New World. Intimate yorkstone pathways, Brickweave, and secluded areas provide formality. The intense planting, and riot of colour along with the 19th century armillary and pagoda provide the drama.

**General**

These details are for illustrative purposes only.

Soft furnishings, furniture, carpets and curtains pictured are not included or implied to be included in the sale. These details do not form any contract, nor will they form part of any subsequent contract. Room sizes quoted are approximate and should not be relied upon.

**Lucam Cottage enjoys mains water and sewage**

**O.I.E.O £325,000**

**Private sale, no chain.**

**To view or for further details, any questions please contact:**

**Chris Wood: 07876 331833.**

**VIEWING STRICTLY BY APPOINTMENT**