



Delightful one bedroom period apartment with ground floor commercial premises

**7-8 Market Hill, Coggeshall, Colchester**

Excess £400,000 Freehold





Possible change of use to a three bedroom house • STPP  
Ground floor commercial premises • character first floor  
apartment • perfect village location 3 miles from Kelvedon  
station • commuter community bus • private garden

**Local Information:** A120 access:  
0.7 miles; Kelvedon: 3 miles  
(London Liverpool Street from 51  
minutes); A12 access at  
Kelvedon; Colchester: 10 miles;  
Chelmsford city: 17 miles. All  
distances approximate.

The property is situated in the  
Conservation Area within the  
centre of the historic village of  
Coggeshall.

Coggeshall is a picturesque  
medieval market town with a good  
range of shops, pubs and  
eateries, and has a primary and  
secondary school.

Further shopping, educational  
and recreational facilities can be  
found at Colchester, Braintree or  
Chelmsford city.

For the commuter there is a  
railway station at Kelvedon to  
London Liverpool Street and there  
are access points on to the A12 at  
Kelvedon and to the A120 to the  
north of the village. The A120  
dual carriageway links Coggeshall  
to the M11.

**About this property:** An exciting  
opportunity to acquire a one  
bedroom period conversion and  
separate ground floor commercial  
premises, operating as a single  
entity for the current owners  
requirements, located in the heart  
of this attractive market town.

The Grade II listed building offer  
many possibilities including two  
separate rental opportunities with  
existing utilities already in place.

To the ground floor is a  
commercial premises, currently  
run as a nail salon comprising a  
reception/shop area, treatment  
room, utility area and a  
cloakroom. There is front to rear  
access.

To the first floor, with its own  
independent access and therefore  
able to be fully separated away  
from the shop, is a charming one  
bedroom period apartment  
comprising sitting room with  
exposed timbers, red-brick  
fireplace and twin sash windows  
overlooking the attractive town  
square. To the rear of the building  
is the kitchen fitted with a range of  
units and appliances, in keeping  
with its period. There is a  
bathroom and a double bedroom.  
The apartment has been  
beautifully decorated in neutral  
tones throughout and a central  
landing descends to the shop  
floor.

The property enjoys an east  
facing garden with a timber-  
framed workshop with power,  
suitable for a variety of uses.

**Services:** All mains services  
connected.

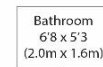
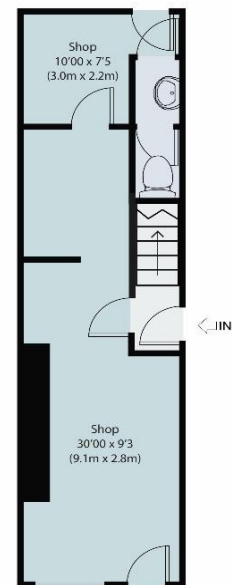
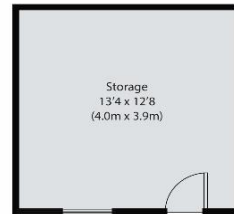
**Local Authority:** Braintree  
District Council, Council Tax  
Band = A. Rateable Value  
for commercial premises =  
£5,300.

**Viewing:** All viewings will be  
accompanied and are strictly by  
prior arrangement through Savills  
Chelmsford Office.  
Telephone: 01245 293 233.









Approximate Gross Internal Area  
Main Building 895 sq ft (83 sq m)  
Outbuilding 170 sq ft (16 sq m)  
Total 1065 sq ft (99 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.savills.co.uk

