



The Old Brew House, Bridge Street, Coggeshall, Coggeshall, Essex,

Price £1,100,000

- No Chain
- Former Brewery
- Carport
- Grade Two listed
- Listing number 112315
- Four bedrooms
- Viewing advised
- Parking for three cars
- Two bathrooms

Bridge Street, Coggeshall CO6 1NP

Philip James Estates are pleased to offer as the vendors sole agents this four bedroom Grade 2 listed property (Listing 1123155). Viewing is highly recommended to appreciate the space and features that the property has retained and been preserved by the current owners. The property has two large reception rooms, downstairs cloakroom and fitted kitchen. To the first floor there are two bedrooms once with en suite and family bathroom whilst to the second floor there are two further bedrooms. Garden, carport and two further parking spaces.



Council Tax Band: G



Entrance

Wooden double doors leading to :-

Entrance Hall

10'7" x 9'8"

Original tiled flooring, glazed window to front aspect, radiator, stairs to first floor, understairs cupboard, exposed beams, doors to :-

Dining Hall

16'11" x 16'5"

Original stone tiled flooring, two radiators, exposed brickwork and beams, wall lights to compliment. stairs to first floor, exposed beam leading to :-

Fitted Kitchen

18'2" x 7'7"

Three Velux windows providing light to the kitchen, range of base and eye level hand made units with marble working surfaces. Stove double oven with extractor over, double butler sink, built in dishwasher, washing machine and fridge/freezer tiled floor to compliment. Exposed beams and brickwork, wooden door giving access to front of the house.

Lounge

30'3" x 15'8"

Bank of glazed windows along the back of the lounge allowing natural light to flood the room, two radiators, tiled flooring and exposed beams to compliment. Wooden half glazed door leading to rear garden.

Downstairs WC

Low level WC, wash hand basin, part tiled walls, radiator and tiled floor to compliment

Stairs, landing and Mezzanine

14'5" x 4'7"

Exposing the former use of the building this area has a bank of windows to the side aspect, exposed wooden flooring, metal railings, and exposed beams of the

original workings of the property. Exposed brick work, stairs leading down to main entrance. Doors to :-

Bedroom One

13'4" x 12'3"

Glazed window to rear aspect, radiator, built in wardrobes and storage cupboards. Door to :-

En Suite

High rise WC, pedestal wash hand basin, double shower cubicle, radiator, part tiled walls to compliment

Bedroom Two

13'4" x 10'7"

Glazed window to front and to side aspect, radiator, exposed beams and brickwork to compliment

Bathroom

Glazed window to rear aspect, low level WC, bath with shower over, pedestal wash hand basin, part tiled walls and exposed beams to compliment

Stairs to Second Floor

Stairs to small landing, built in storage, doors to :-

Bedroom Three

12'9" x 10'0"

Two Velux style windows, radiator, exposed beams.

Bedroom Four

13'10" x 10'2"

Velux style window, exposed beams, radiator.

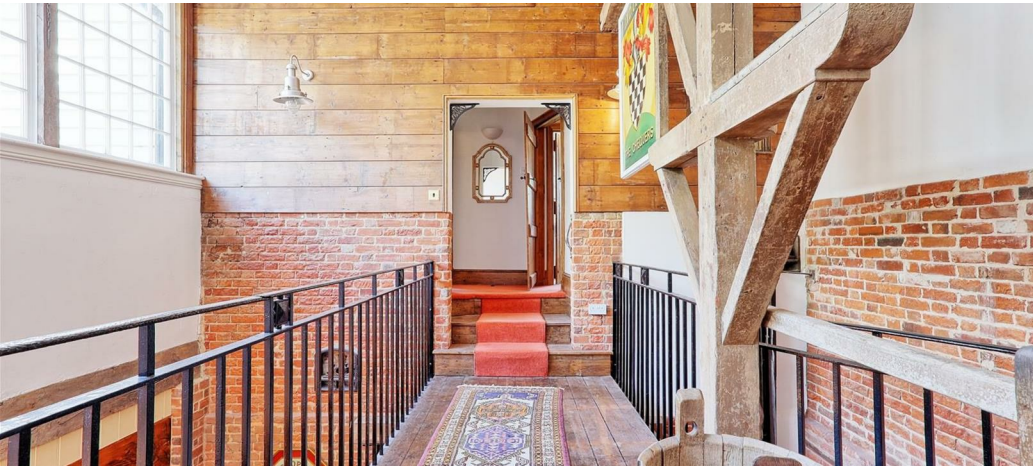
Rear Garden

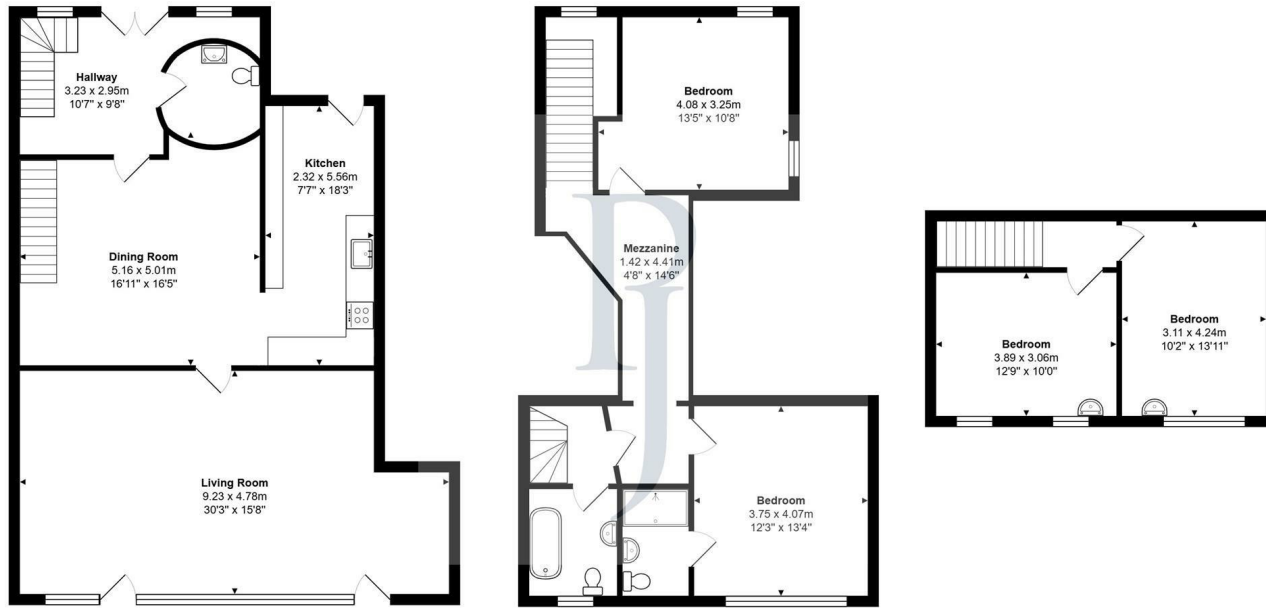
Enclosed rear garden predominately block paved with flower and shrub borders and walled borders to three sides providing walk way to carport which provides parking and storage for one car There is also another two parking spaces for the property.

Listed Details number 1123155

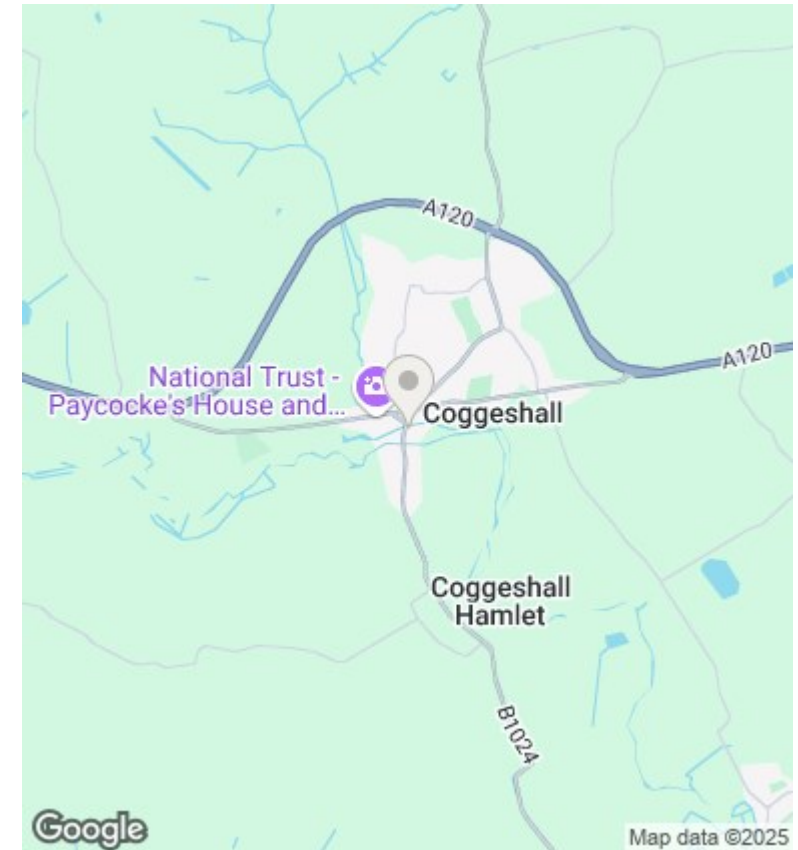
Brewery, disused. Early C19. Red brick in Flemish bond, and timber framed and weatherboarded, roofed with handmade red plain tiles, red clay pantiles and slate. Compact group of adjacent industrial buildings comprising (1) brewing house aligned N-S, brick, timber framed and weatherboarding and wooden louvres above with hipped roof of plain tiles and pantiles, (2) tapering round chimney on square base to SW, (3) timber framed block to N, aligned E-W, with tiled hipped roof (beer store no. 1), (4) small brick building to SW with tiled hipped roof, and connecting link, (5) long range to E of blocks 1 and 2, aligned N-S, with hipped slate roof, and (6) malthouse to E, aligned E-W, of brick with slate roof, half-hipped at E end only. Mainly 2 storeys. The S elevation of block 1 has two 2-storey recesses with segmental arches, the left with a blank aperture on the ground floor and a louvre above, both with segmental arches, the right with a casement on the ground floor and a blank aperture above, with similar arches; central double doors; the upper part is almost wholly clad with pivoted louvres. The S elevation of block 5 has on the ground floor 2 plain boarded doors (one broken) and a C20 casement in original aperture with segmental arch, and on the first floor one C19 horizontal sash of 8+8 lights and one blank aperture; dentilled eaves cornice. The W end of block 6 (facing the entrance from Bridge Street) has a wide entrance with semi-elliptical arch, weatherboarded above. Block 1 retains a large plinth for a brewing pan, with furnace below. Block 5 is partly fitted out as stables, with wooden stall divisions and hayracks. Most of the buildings are disused at time of survey, May 1987, or in limited use for storage. A picture-framing workshop occupies part of the ground floor of block 5 and the whole first floor of block 6. This was formerly Gardner's Brewery, which went out of use in 1940, but was retained in working order as 'shadow' premises against the possibility of bomb damage to Greene King's brewery. (J.S. Gardner (ed.), Coggeshall, Essex 1951, 32). A map of 1832 records the present buildings (Essex Record Office, D/DBs).







Total Area: 181.7 m² ... 1956 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
 www.theestateagentsphotographer.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC