



**Barn View Road, Coggeshall CO6 1RF**

**welcome to**

## **Barn View Road, Coggeshall**

Immaculate converted three storey barn. With stunning views of the village and surrounding countryside. Three bedrooms and bathroom. Kitchen and lounge/dining room. Private garden, communal garden, garage and allocated parking space. Viewing highly recommended.

### **Location**

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

### **Entrance Hall**

Entrance door to front. Stairs rising to first floor. Understairs cupboard.

### **Kitchen**

Window to front. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven and hob. Space for washing machine, fridge & freezer.

### **Lounge / Dining Room**

Window to side.

### **First Floor**

#### **Landing**

Stairs rising to second floor and doors to :-

#### **Bedroom One**

Window to side.

#### **Bathroom**

Window to front. Panel enclosed 'P' shaped bath with shower screen and shower over. Pedestal wash hand basin and wc. Part tiled walls.

### **Second Floor**

#### **Landing**

With doors to :-

#### **Bedroom Two**

Window to side and built in wardrobes.

#### **Bedroom Three**

Window to front.

### **Exterior**

#### **Garage**

#### **Allocated Parking Space**

#### **Private Garden To Side**

#### **Communal Garden**





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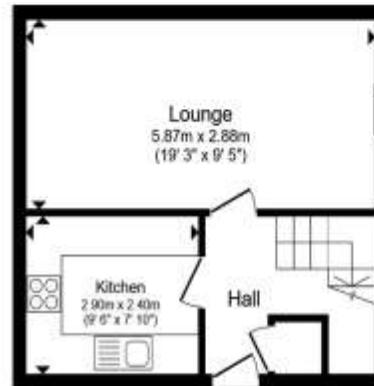
- Converted three storey barn
- Three bedrooms
- No onward chain
- Lounge/ dining room
- Garage and allocated parking space

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£450,000**



Ground Floor



First Floor



Second Floor

Total floor area 94.8 m<sup>2</sup> (1,020 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:  
CGS105618 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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