



The Gravel | Coggeshall | CO6 1NR

FINE & COUNTRY

# OVERVIEW

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This exceptional Grade II listed detached four bedroom cottage is set in the very heart of Coggeshall. Formerly known as The Old Lace Shop, this remarkable home is steeped in history and beautifully showcases its wealth of period features, including exposed beams, mullion windows, and charming fireplaces.

Offering accommodation arranged over three floors, the property features four bedrooms, two generous reception rooms, a beautifully appointed kitchen/breakfast room, and both front and rear walled gardens.

This is a rare opportunity to purchase one of Coggeshall's most distinctive and historic cottages, carefully presented to accentuate its character and charm.









# STEP INSIDE

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You are welcomed into an entrance lobby that leads directly into the heart of the home. The kitchen/breakfast room enjoys stone flooring, exposed beams, bespoke wooden cabinetry, and a fitted AGA, perfectly blending modern convenience with traditional craftsmanship.

Two delightful reception rooms offer versatile, character-rich living. The sitting room features a rustic brick fireplace with wood burner, stone and slate flooring, and built in storage. The dining room is equally atmospheric with exposed beams, brickwork, and a stable door opening to the rear garden.

The first floor hosts two bedrooms, including a spacious principal bedroom enriched with beams and original cottage detailing complete with ensuite,. A family bathroom completes this level.

The top floor offers two further charming bedrooms with sloping ceilings, exposed timbers, and built in storage, perfect as bedrooms, studies, or creative spaces.



# STEP OUTSIDE

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The cottage has a rear courtyard walled garden with mature planting, and a gate leading to the parking area. The front garden includes access to two useful storage sheds with power and lighting.

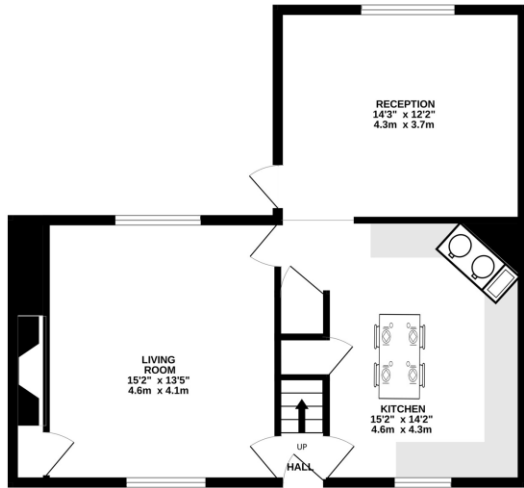
## LOCATION

Located in the desirable and historic village of Coggeshall, the property benefits from a thriving community and an abundance of listed buildings, reflecting origins dating back to Saxon times. The village hosts a weekly market, running since 1256, and offers a selection of independent shops, pubs, restaurants, and essential amenities.

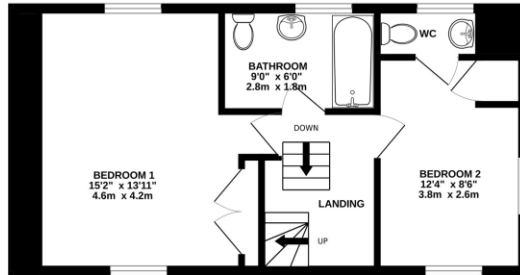
There are several respected educational options including Honywood Community Science School, St Peter's Primary School, and the Absolute Angels Montessori nursery.

Kelvedon mainline station is within easy reach, providing direct services to London. The nearby A12 and A120 deliver strong connections to Colchester, Chelmsford, Braintree, and Stansted Airport.

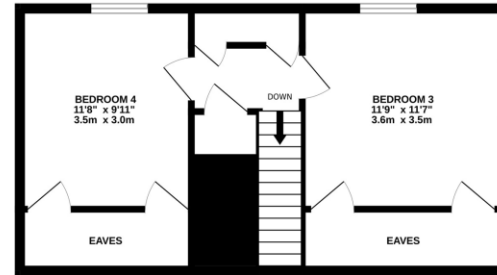
GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICHARD SEELEY  
SALES MANAGER

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