
Grange Hill
Coggeshall

A genuinely rare opportunity in Coggeshall – two adjoining two-bedroom homes set within grounds exceeding half an acre, together with approximately 1,739 sq ft of garaging, workshop and outbuildings. Requiring modernisation but offering enormous potential for multi-generational living, redevelopment or the creation of one substantial family home, subject to the necessary consents. Offered with no onward chain.

Features

- Rare opportunity comprising two adjoining homes
- Four bedrooms in total
- Plot in excess of 0.5 acre (STLS)
- Approximately 1,831 sq ft of residential accommodation
- Approximately 1,739 sq ft of outbuildings and garaging
- Around 3,570 sq ft overall
- Extensive garaging, workshop and storage
- Scope to remodel, combine or further improve, subject to consent
- Ample parking
- Mature established grounds
- No onward chain
- Joint Agents With Nicholas Percival

Description

Occupying an unusually generous and secluded plot on Grange Hill is this particularly interesting property, comprising two adjoining two-bedroom homes together with an extensive range of garages, workshops and outbuildings.

Approached from Grange Hill via a gravel driveway, the property sits well back from the road and offers a degree of privacy that is rare to find. The grounds extend to in excess of half an acre,(STLS) with mature trees, established boundaries and extensive areas of parking and garden.

The accommodation is currently arranged as two separate properties, Nos. 49 and 51, making this an ideal proposition for those looking for multi-generational accommodation, independent living for relatives, investment potential or the opportunity to create one larger family home, subject of course to any necessary planning and building regulation approvals.







Number 49

The entrance hall gives access to a generous dual-aspect living/dining room, measuring approximately 21'6" x 11'11", with windows to the front and side.

To the rear is the kitchen, beyond which is a useful utility area with adjoining cloakroom.

The first floor provides two bedrooms, both of which are well proportioned, together with a shower room.

Number 51

The adjoining property is slightly larger and offers a more traditional arrangement of accommodation.

The entrance hall leads through to a front living room, with a separate dining room positioned behind.

Beyond the dining room is the utility area and kitchen, which occupies the rear of the property and benefits from windows to several elevations.

On the first floor are two further double bedrooms and a shower room.

The approximate gross internal area is shown as 956 sq ft / 88.8 sq m.

Together, the two homes provide approximately 1,831 sq ft of residential accommodation.

Outside

It is outside where the scale and versatility of the property really becomes apparent.

There is a substantial range of outbuildings totalling approximately 1,739 sq ft / 161.6 sq m, including:

A substantial garage measuring approximately 31'0" x 9'11"
A separate garage measuring approximately 17'11" x 14'1"
An adjoining workshop approximately 17'11" x 8'0"
A particularly substantial detached garage/outbuilding measuring approximately 28'3" x 17'11"







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Useful first-floor/eaves storage above

The latter building in particular offers considerable potential for hobby use, classic car storage, home working or possible alternative uses, subject to obtaining any necessary consents.

The combined gross internal floor area of the homes and outbuildings is approximately 3,570 sq ft / 331.7 sq m, according to the supplied floorplan.

Potential

The property is likely to appeal to a wide range of buyers because of the sheer flexibility it offers.

Some may choose to retain the existing arrangement as two independent homes, making it particularly well suited to extended families.

Others may look to combine the two dwellings to create one substantial family house, while the extensive outbuildings could potentially provide further ancillary accommodation, offices, studios or leisure space, all subject to planning and the relevant approvals.

The accommodation would now benefit from general modernisation and updating, but this provides an incoming purchaser with an increasingly rare opportunity to remodel the property entirely to their own specification.







Location

Coggeshall is one of North Essex's most attractive and well-regarded historic villages, known for its wealth of period architecture and strong community.

The village provides a good selection of everyday amenities including independent shops, cafés, pubs and restaurants together with primary and secondary schooling.

For commuters, Kelvedon mainline railway station is approximately two miles away, providing regular services towards London Liverpool Street, while the A120 and A12 provide good road connections towards Colchester, Chelmsford and beyond. The former brochure gives approximate distances of 5 miles to Braintree, 10 miles to Colchester and 13.5 miles to Chelmsford

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HERITAGE

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Approximate Gross Internal Area
House 1 = 875 sq ft / 81.3 sq m
House 2 = 956 sq ft / 88.8 sq m
Outbuildings = 1739 sq ft / 161.6 sq m (Including Garage)
Total = 3570 sq ft / 331.7 sq m

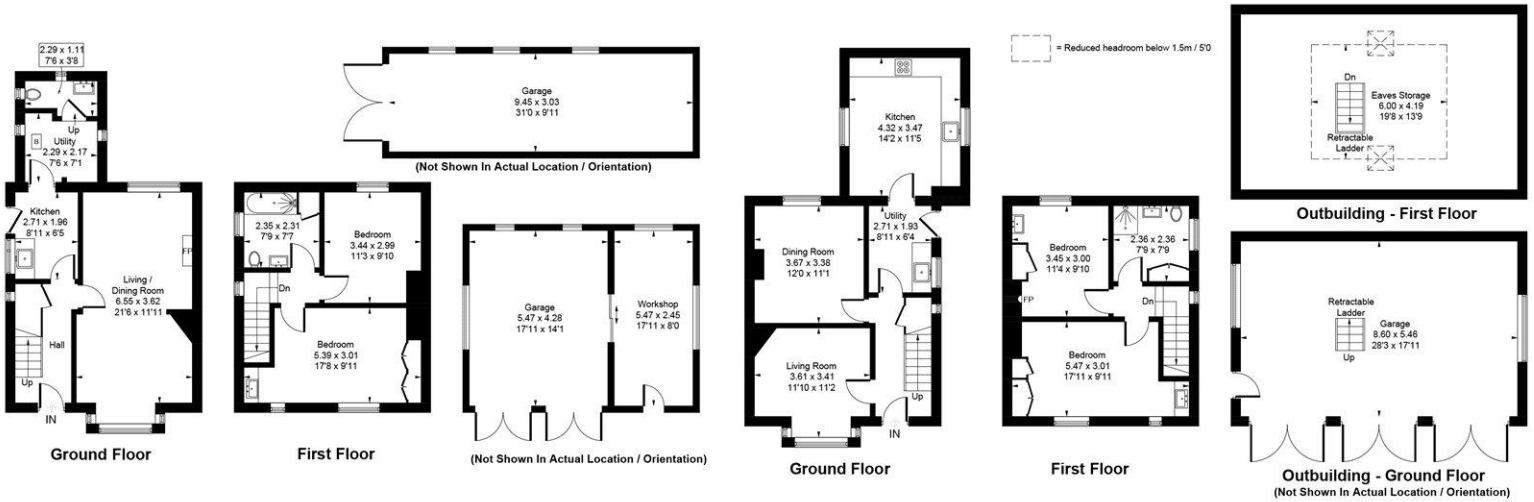


Illustration for identification purposes only, measurements are approximate, not to scale.
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