



EH
EXQUISITE
HOME

Elegantly Appointed...

Converting commercial properties into comfortable and modern accommodation is a project which takes a good deal of vision and forethought. This elegant, loft-style apartment in the Grade II listed former isinglass and gelatine factory is testament to excellent and thoughtful design. The present owner bought it in 2016, attracted by its mid-Victorian charm, large kitchen, open plan dining area, low maintenance outside space and excellent storage. Since moving in, he has redecorated throughout. The apartment comes with two dedicated parking spaces and there is room to park on the road outside. The front door leads into the porch with a fitted cupboard and thence into the light and airy entrance hall with the open tread wooden staircase which leads to the first floor lounge and from there onto the en suite bedroom. Original features are very much in evidence here, as they are throughout the apartment, with exposed brickwork, glass brick windows and wooden beams. Oversized marble floor tiles give a luxurious but practical finish. An elegant cloakroom and utility room with plumbing for a washing machine lead off the entrance hallway. The stunning open plan kitchen/dining area is light and airy, with high gloss grey cabinets, white quartz worktops, a Rangemaster double oven with gas hob and extractor hood, an integrated dishwasher and a pair of double doors leading out to the shared courtyard. Glossy white partitions have been cleverly placed on this floor to screen off the kitchen from the other living areas and this is the perfect layout for entertaining and socialising.

Several shallow steps lead down from the spacious dining area to the cinema room with its exposed brickwork, pale paint and fitted speakers. This is the ideal room for movie nights and entertaining with plenty of space and flexibility. The study with its fully fitted desks, cupboards and storage opens off it and is the perfect office for anyone who needs to work from home.



Period Features...

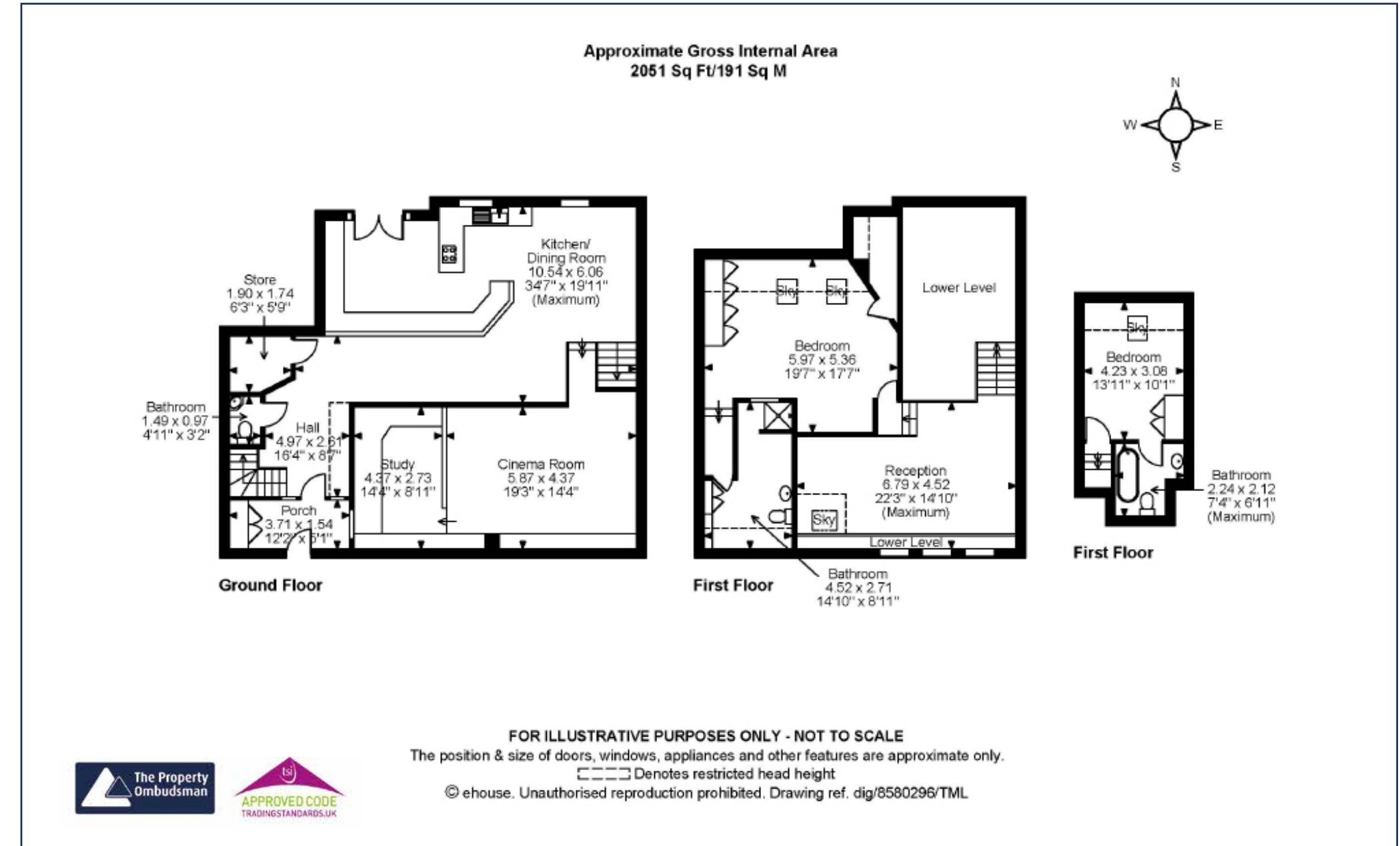
The first floor features a magnificent galleried landing and leads on to the lounge where natural light pours through a skylight. There is plenty of exposed brickwork and some wooden beams in this lovely room which the owner mainly uses to relax and watch TV. On a grand scale, as the entire apartment is, this room gives a real feeling of New York loft life. Two floating steps lead to the principal bedroom with its two skylights, exposed beams and fitted cupboard. It benefits from a large en suite bathroom with a walk in double shower and plenty of storage space. A separate staircase leads to the second bedroom, also flooded with sunlight through a skylight and with a walk in wardrobe and exposed beams. The bathroom has a chrome towel heater and bath, ideal for relaxing soaks at the end of the day. The first floor retains all the Victorian features which originally underpinned the manufacturing nature of the building, including exposed brickwork and wooden beams, giving the whole space a wonderfully airy and welcoming feel. Storage has been thought about and incorporated cleverly into the design, with an understairs cupboard and plenty of room to keep everything stowed neatly away.



LOCATION

Coggeshall itself has many amenities including shops, schools and restaurants. However, the town is only ten minutes from the Tesco at Braintree, fifteen minutes from the Sainsburys at Stanway, ten minutes from Kelvedon station on the Great Eastern Main Line with trains running into London Liverpool Street and twenty minutes from Stansted Airport. The M25 is a twenty five minute drive away, while the A12 and A120 are very close by. The town is charming, full of history, but also ideal for a modern lifestyle. With a fascinating legacy, many original period features, a spacious, versatile and light filled interior and flexible accommodation, this smart and beautifully designed apartment is sure to appeal to many. The northern part of Essex is considerably more rural than much of the rest of the county. With plenty of open countryside, fields, villages and historic towns, it also benefits from excellent links by road and rail to London. Bisected by the M11 and with Stansted Airport an easy drive away, it also has regular fast trains running into Cambridge and London Liverpool Street.

Within easy reach of the A120 and the A12, the historically interesting settlement of Coggeshall, nine and a half miles west of Colchester and six and a half miles east of Braintree, is a delightful market town. It has had a market since the thirteenth century, its charter granted in 1256 by Henry III. In its present location, it dates back to Saxon times and was once very wealthy due to the cloth trade. It has nearly 300 listed buildings, including Grange Barn, one of the oldest surviving timber-framed buildings in Europe, St Nicholas's Chapel which dates back to 1220 and is the oldest surviving post-Roman brick construction in the UK and the fourteenth century Grade I listed parish church, St Peter-ad-Vincula. Grade I listed, it was built with the wealth which came from wool and is one of the biggest churches in the county. The town is extremely well-served with both a primary and secondary school, three pubs, a butcher, cake shop, restaurant, doctor's surgery, two dentists, a vet, three parks, a Co-op, old-fashioned sweet shop and an active cricket and football club. Coggeshall thrived in the nineteenth century, with four breweries and a factory producing gelatine and isinglass. The latter, a landmark building, has now been sensitively converted into sleek and contemporary apartments, located to the west of the town.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk