



Pointwell Mill Cottage, Pointwell Lane, Coggeshall, Essex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Pointwell Mill Cottage

## Pointwell Lane, Coggeshall, Essex, CO6 1RH

A Grade II Listed cottage on the River Blackwater on the outskirts of this popular village.

Coggeshall 0.7 miles, Kelvedon station 2.5 miles, A12 (Jct 23) 3.1 miles, Witham mainline station 6.1 miles (45 minutes to London Liverpool Street), Colchester 11 miles, Stansted Airport 23 miles

Reception hall | Sitting room | Dining room  
Kitchen | Conservatory | Study | Cloakroom  
Store | Principal bedroom | 2 Further double bedrooms | Single bedroom/Study | Family bathroom | Riverside gardens | Parking | Garage  
EPC Rating E

### The property

Pointwell Mill Cottage is believed to date from around 18th century and is Grade II Listed being of historical importance.

Totalling over 2,000 sq. ft of accommodation, with charming character throughout including exposed timber beams, wooden floorboards and brick-built fireplaces, the property incorporates two formal reception rooms together with a newly fitted kitchen, a conservatory, study and ground floor shower room.

Whilst the first floor has three double bedrooms, including an en suite to the principal bedroom and a single room that could be a nursery or dressing room.

### Outside

The property is situated at the end of a no through road, set behind gates enjoying a riverside position along with the neighbouring property Pointwell Mill.

The property enjoys a beautiful private spot overlooking the neighbouring water meadows and river itself. There is plenty of parking along with a garage, though most notable is the surprisingly spacious garden that are west facing and well stocked with mature hedging.

### Location

Located in a tucked away position, the property enjoys tranquillity whilst having all the amenities that the village has to offer.

The picturesque and highly regarded village of Coggeshall is well known for its amenities, from highly regarded restaurants, cafés, local shops and excellent schools; those include Honywood Community Science Secondary School, St Peter's Primary School and the Montessori nursery. Furthermore, the village has quite the community with activities and social groups for all ages, though most notable is the 'market day' which the village hosts every Thursday and has done since 1256. One of the key features for commuters is the regular minibus that takes people to and from the local Kelvedon mainline station with a rail service into London Liverpool Street.

Witham and Braintree both provide a further choice of shops, while the larger cities of Colchester and Chelmsford offer a wider range of commercial, entertainment and shopping opportunities..

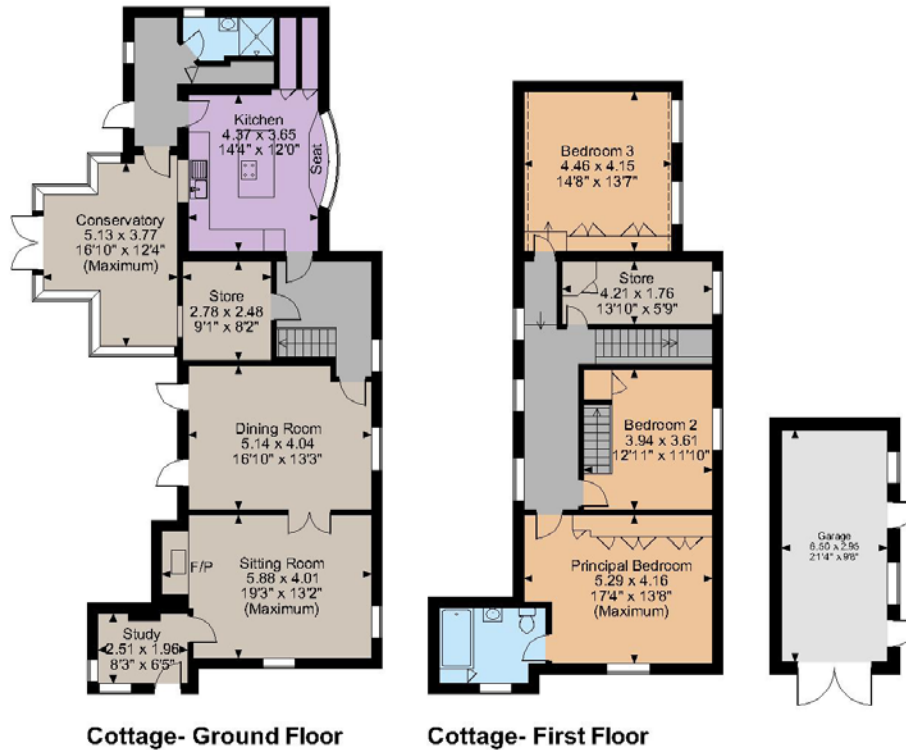
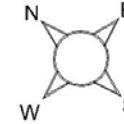
The A12 providing access towards Colchester, Ipswich, Chelmsford and the M25. Trains are available at Kelvedon and Witham, both of which offer direct services to London Liverpool Street in an under an hour.





**Pointwell Mill Pointwell Lane, Coggeshall, Essex**

Cottage internal area 2,092 sq ft (194 sq m)  
Garage internal area 206 sq ft (19 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615333/SS



**Directions**

From Chelmsford, take the A12 towards Colchester and leave at junction 23 before continuing onto the B1024/London Road. Turn left in Kelvedon onto Station Road and after 1.8 miles, turn right onto Pointwell Lane. The property will be at the end of the lane.

**General**

**Local Authority:** Braintree District Council  
**Services:** All mains services are connected.  
**Council Tax:** Band A  
**Tenure:** Freehold  
**Guide Price:** £800,000

**Chelmsford**

Coval Hall, Rainsford Road, Chelmsford CM1 2QF  
**01245 254600**

chelmsford@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited