



Old Post Office Cottage | High Street | Coddanham | IP6 9PN

Guide Price: £295,000

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# Old Post Office Cottage, High Street, Coddendam, Suffolk, IP6 9PN

*“A superb opportunity to acquire this iconic Grade II\* Listed village home which, as well as being a wonderful permanent home, could also make a superb retreat residence or holiday let.”*

## Description

Old Post Office Cottage is a charming historic Grade II\* Listed village property set in the heart of this desirable Suffolk village. Believed to date from the 16<sup>th</sup> Century the property stands proud on the High Street and displays an array of period features which include exposed timbers, open studwork, Mullion windows and distinctive external pargetting and jettied upper floor.

The property enjoys a fascinating history, once used as both the village post office and a fish and chip shop, the cottage was further used by British Railways in one of their See England By Rail advertisements for Suffolk and the ‘Singing Postman’ posed outside for his ‘recorded delivery’ record.

The accommodation comprises: spacious entrance hall, inner-lobby, utility/cloakroom, open-plan kitchen/dining/sitting room, first floor landing, three bedrooms and bathroom.

The property is beautifully presented and further benefits include a feature fireplace to the sitting room with inset multi-fuel burning stove, some secondary double glazing, electric radiators and being offered with no chain beyond.

Outside steps lead up to an enchanting attractively paved courtyard garden which benefits from being south facing and provides a wonderful outdoor space for al-fresco dining.

## About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, community village shop, social club, recreation ground and leisure centre. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There are a range of local schools nearby which include Stonham Aspal Primary School and Debenham High School. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

## The accommodation comprises:

Part-glazed front door from the courtyard to:

### Entrance Hall Approx 20'9 max x 6'3 max (6.32m max x 1.91m max)

A delightful and welcoming spacious entrance hall with tiled flooring, stable style door to kitchen and door to:

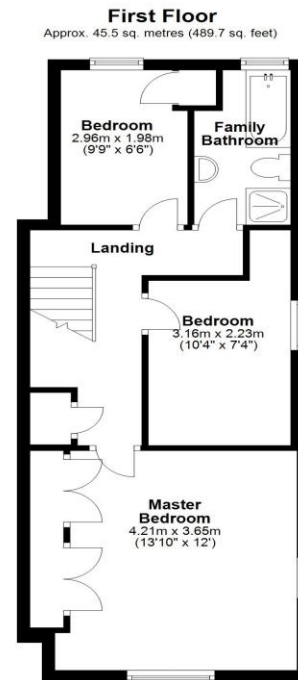
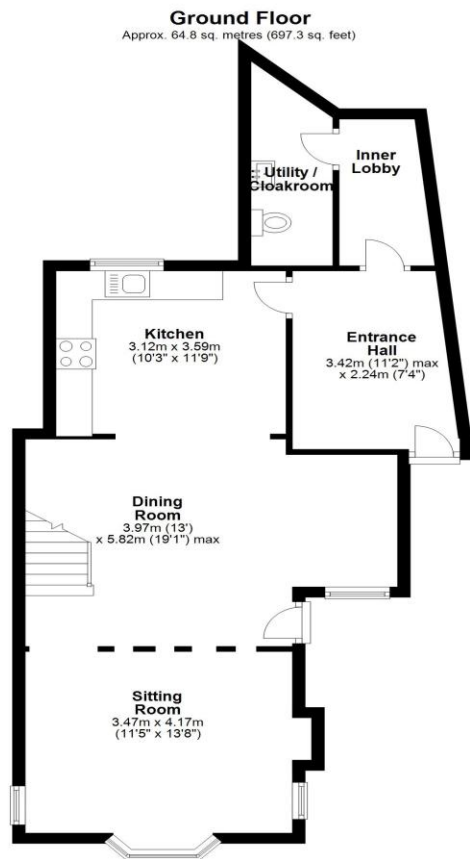
### Inner-Lobby

Tiled flooring, coat hanging space and door to:

### Cloakroom/Utility Area

Comprising low level flushing w.c, wall-mounted wash hand basin, tiled splashback, electric panel radiator, tiled floor, extractor fan, marble style work surfaces with space for washing machine and tumble dryer under, matching shelving over and dado rail.





Total area: approx. 110.3 sq. metres (1186.9 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

#### **Kitchen Approx 11'9 x 10'3 (3.59m x 3.12m)**

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, wood panel splashbacks, space for cooker, space and plumbing for dishwasher, frosted window to rear elevation, quarry tiled floor, spotlighting and open access to:

#### **Dining Room Approx 19'1 max x 13' (5.82m max x 3.97m)**

Window to front elevation, glazed door to courtyard, impressive exposed beams and open studwork to the sitting room, stairs to first floor landing, two electric radiators, wall-lights and a step down to:

#### **Sitting Room Approx 13'8 x 11'5 (4.17m x 3.47m)**

Bay window to front elevation, further windows to both side elevations, exposed timbers, feature red brick fireplace with bressumer beam over and inset multi-fuel burning stove, wall-lights and electric radiator.

#### **First Floor Part-Galleried Landing**

Exposed timbers, ceiling down-lighters, wall-mounted electric heater, built-in storage cupboard, fitted corner cupboard and doors to:

#### **Bedroom Three Approx 9'9 x 6'6 (2.96m x 1.98m)**

Window to rear elevation, access to loft and built-in airing cupboard housing the immersion heater with slatted shelving over.

#### **Bathroom**

Comprising corner bath with mixer tap and hand held shower attachment over, pedestal hand wash basin, low level flushing w.c, tiled shower cubicle, part-tiled walls, extractor fan, wall-mounted Dimplex fan heater, access to loft and frosted window to rear elevation.

#### **Bedroom Two Approx 10'4 x 7'4 (3.16m x 2.23m)**

Impressive Mullion window to side elevation, exposed timbers and high level access to loft space.

#### **Bedroom One Approx 13'10 x 12' (4.21m x 3.65m)**

Window to front elevation, Mullion window to side, exposed timbers, wall-lights and range of fitted wardrobe cupboards with shelving and hanging space.

#### **Outside**

To the front of the property steps lead up to an attractive south facing paved courtyard garden which can be accessed from both the entrance hall and dining room.

The attractive courtyard is enclosed and provides a wonderful outdoor space for drinks and al-fresco dining. The garden further benefits from outside courtesy lighting, covered bin storage area and log store.







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