



**Fenn Wright.**

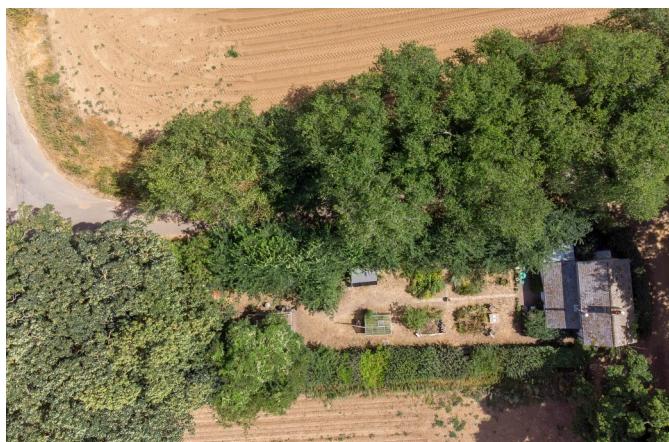
Peyton Hall Cottage, Ramsholt,  
Woodbridge, Suffolk, IP12 3AA



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Woodbridge  
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Set within a uniquely rural and private position on a quiet no through lane and with far reaching views to the surrounding countryside, Peyton Hall Cottage is a rare opportunity to acquire a two bedroom charming period cottage believed to date back to 1850.

Offering potential to extend (stpp) this delightful cottage is one of the very few freehold properties in an estate owned village, with no immediate neighbours and easy access to the Ramsholt Arms being only a few minutes walk away.



- Private location
- Period property
- Far reaching views to the surrounding countryside
- Stone's throw from the River Deben
- Close to the well known Ramsholt Arms
- Off-road parking
- No immediate neighbours

The front door opens into the entrance hallway with stairs rising to the first floor and exposed brick flooring runs throughout the ground floor. To the left is the downstairs bedroom which enjoys a rear aspect over the garden. The sitting room is located on the opposite side of the hall and has a window to the front aspect along with an open fireplace where a wood burner is currently installed.

A door from the sitting room leads to the kitchen/breakfast room which is fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is space for a fridge and a freezer, and a solid fuel range style cooker heats the radiators in the property. A stable door leads onto the garden where there is an adjacent studio abutting the property that offers further potential as a home office or study.

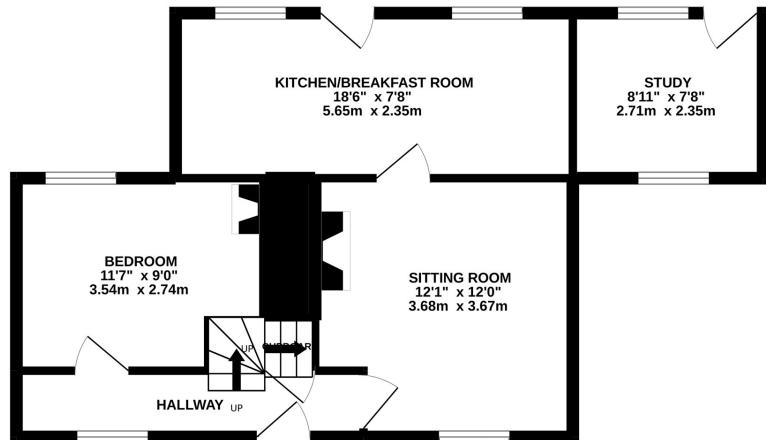
The first floor accommodation comprises of a bathroom and bedroom. The bathroom has been fitted with a four piece suite which comprises of a roll top claw foot bath, separate shower cubicle, low level wc and a wash hand basin. The main bedroom has a window to the front aspect overlooking the surrounding farm land.



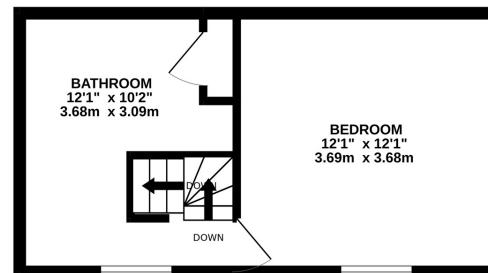




GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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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## Outside

The main garden is mostly laid to lawn and is bordered by mature hedging, there is a patio area, raised vegetable beds, mature fruit trees, and a garden shed. From the garden, far reaching views can be enjoyed towards the River Deben. There is also off road parking located to the side of the property.

## Location

Ramsholt is a rural village located on the banks of the River Deben. The well known Ramsholt Arms is located just a mile from Peyton Hall Cottage and there are other village shops and public houses located in the neighbouring villages of Shottisham, Alderton and Hollesley.

Just 9 miles from Ramsholt, the historic town of Woodbridge offers numerous facilities including medical centres, cinema, swimming pool and has its own railway station with links to the county town of Ipswich and its mainline railway service to London Liverpool Street. For the golfing enthusiast there are excellent golf courses at nearby Woodbridge, Ufford Park and Seckford. The Suffolk heritage coast is within a short drive and both Ramsholt and Woodbridge quays offer access onto the River Deben for those who like to sail. The coastal town of Aldeburgh, Southwold and Thorpeness are within easy comfortable driving distance.

## Directions

From our Woodbridge office, proceed along Melton Road and at the crossroads take the right hand turn onto the A1152. Proceed along this road and at the roundabout, take the 2nd exit onto the B1083. Continue along this road for some time, and pass through the village of Sutton. At the next junction, take the right hand turn staying on the B1083 and then take the next right, where the signpost directs to the Ramsholt Arms. Follow this road along, and continue past Dock Road and the sign to the pub, and proceed along for a little and then take the right hand turn off the bend where the property can be found a little further down the road on the right hand side.

## Important Information

Council Tax Band - D

Services - We understand that mains electricity is connected to the property. Drainage is via a private septic tank and water is supplied via a well located within the boundaries of the property. The solid fuel range heats the radiators, and there are further electric heaters in the property.

Tenure - Freehold

EPC rating - F

Our ref - JED





Woodbridge

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