

EST.  1993

JENNIE JONES

ESTATE AGENTS



Hackney Road , Peasenhall, Suffolk IP17 2HJ

GUIDE PRICE

£350,000

SUMMARY OF THE ACCOMMODATION

SITTING ROOM; DINING ROOM; LOBBY; KITCHEN; SHOWER ROOM; BASEMENT/STUDY LANDING; TWO FIRST FLOOR BEDROOMS; OUTBUILDINGS; BEAUTIFUL PRIVATE COTTAGE GARDEN

This charming Grade II listed terraced cottage is located in the heart of the sought after Suffolk village of Peasenhall and offers a wealth of character. Part of a former village ale house the cottage has been sympathetically restored and the current owners have maintained it in outstanding decorative order. Currently occupied as a full time home the cottage is also worthy of consideration as a wonderful country retreat and thus, earliest viewing is essential.

A solid oak door opens into the porch which leads into the sitting room which is an excellent main reception room with inglenook fireplace housing log burner, Georgian display cupboard to side, brick floor and an array of ceiling timbers and wall studs. Off the sitting room is the dining room with further exposed studs and timbers, a timber floor and stairs to the first floor. Stairs lead down from the sitting room to the basement which has been tanked and is dry, currently used as a study but has the potential to be extra sleeping accommodation if required. At the rear of the property on the ground floor is a lobby with door to outside, kitchen with deep glazed butler sink with timber drainer and slate work surface. Shower room with glazed and tiled shower cubicle, wash basin, WC and fitted cupboards. On the first floor the landing has an airing cupboard with hot water cylinder and the main bedroom, a good double, is dual aspect with field views, timber floor and exposed brickwork and studs. Likewise the second bedroom has exposed studs and rural views to the rear. Outside at the rear of the property is a pretty, small enclosed courtyard with raised seating area and a walk way leads past a pair of outbuildings belonging to the cottage, one a garden shed with light and power, the other for fuel storage with light. A private gate leads to the wonderful cottage garden which is a major feature being laid to lawn with well stocked borders and backing on to fields and at the bottom of the garden is a shingled area ideal for sitting out and a pair of timber outhouse, both being used as artists studios with power connected.

The sought after village of Peasenhall's High Street which has an excellent village shop, Emmets the renowned delicatessen, and a tea shop. The village hall is frequently used for various events such as film nights and the adjoining village of Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

BASEMENT
112 sq.ft. (10.4 sq.m.) approx.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: B

SERVICES

Mains electricity, drainage and water.

VIEWING

By appointment through Jennie Jones Estate
Agents:

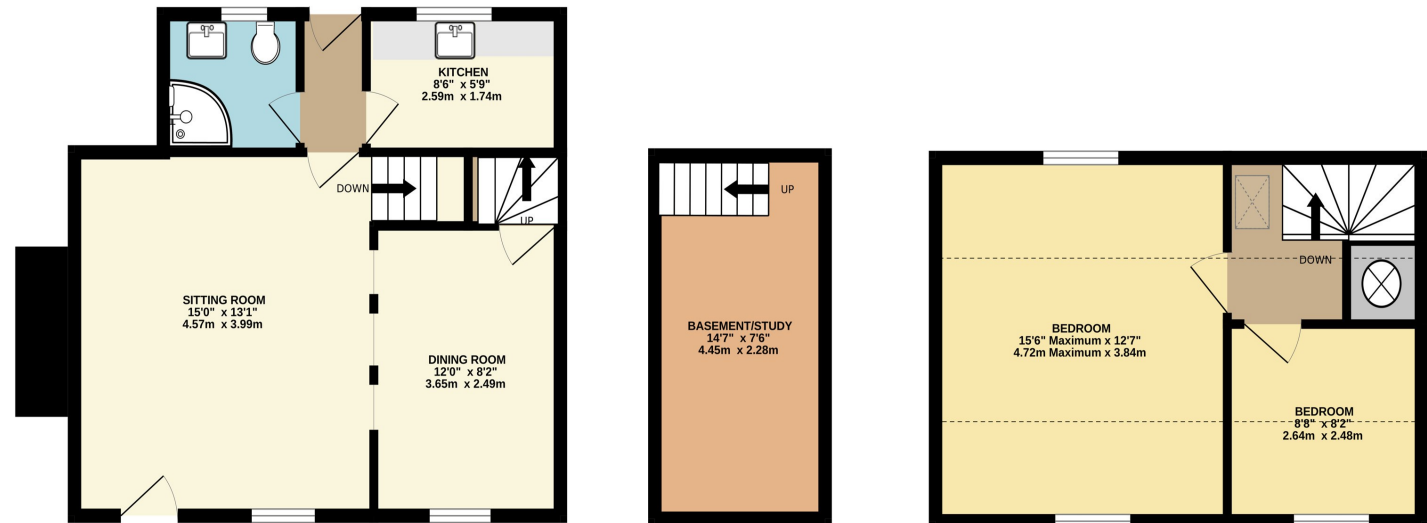
SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = EXEMPT

AGENT'S NOTE:

The photographs of the gardens in these
details were taken by the vendor during the
summer.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









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