



STONE COMMON, BLAXHALL,
WOODBRIDGE, SUFFOLK IP12 2DS

GUIDE PRICE: £240,000

A semi detached cottage in a rural location set away from the road
and seemingly the ideal holiday bolthole.

Sitting Room, Kitchen, Rear Hall, Ground Floor Bathroom
Two First Floor Double Bedrooms, Separate Garden, Garage and Parking

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An enchanting former rabbit catcher's cottage

which is situated on Stone Common, at the church end of the village in a small enclave of other pretty cottages. The property which has changed relatively little since the 19th century stands as an important reminder of a well documented local, social history. 3 Stone Cottages has been a much loved second home for the last forty or so years during which time the owners have taken pains to conserve the cottage and retain as many of its charming architectural features as possible. The cottage benefits from two double first floor bedrooms and a family bathroom which is located on the ground floor. The sitting room has a lovely open fireplace and the kitchen has been fitted in a style which is entirely sympathetic to the style of the cottage. There are lovely worn and original floor bricks in the kitchen and sitting room, with exposed beams and 19th century cupboards to the side of the chimney breast. Each bedroom is served by its own staircase but there is a communicating door between the bedrooms. The cottage has a small pretty garden to the front. Beyond this is Stone Common which has been used and occupied by the residents for parking and gardening. The present owners have used part of the common during their ownership of the cottage and have a large shed and a former privy on the land which has in the past been used for drying washing and growing vegetables. Access to the property is via an unmade track over the common.

This part of Suffolk is a haven for artists, writers and musicians. Blaxhall is a pretty rural village with a well documented social history which has been recorded in recent years by its own residents and published in an excellent book which features a number of photographs from the early 20th century including Corner Cottage. The village's rural history was celebrated by the writer and village resident George Ewart Evans who published a number of books in the 1960s and 1970s including: The Horse in the Furrow, The Farm and the Village and Ask the Fellows who cut the Hay. His interviews with local villagers in and around Blaxhall have provided us with an important historical record of life in rural Suffolk at the time of the Great War and during the last days of working horses on the land. This cottage is typical of the sort of property Evan's subjects lived in and the construction using materials often gleaned from the land is a reminder of just how hard rural life was for most people until the 1970s. Blaxhall has an excellent pub and is ideally located for access to Orford, Woodbridge, Aldeburgh and the neighbouring village of Snape. Snape Maltings is home to the Aldeburgh Festival. There are wonderful walks across Blaxhall Common and through Tunstall Forest with cycle routes through the village and on to Iken and Orford. The nearest railway station is just two villages away at Campsea Ashe where there is a connecting service to London, Cambridge and Norwich via Ipswich.

SITTING ROOM

3.36m x 3.13m

Front aspect room with casement window overlooking Stone Common. Front door, exposed beams and open fireplace with elevated hearth, fitted cupboards to the side and first staircase to bedroom one. Carpet laid over the original floor bricks. Enchanting stained glass internal window. Door to the kitchen.

KITCHEN

3.25 max x 2.29m

Rear aspect uPVC double glazed window, exposed beams and original floor bricks. Oak work top, Belfast sink with mixer tap and cupboard under, slide out corner unit, recess with fitted shelves and space for slimline dishwasher and small washing machine beneath, four ring electric hob, oven beneath, ledged door opens to the rear lobby. Stairs to bedroom two.

REAR LOBBY

Back door, electric consumer units, exposed beams, vinyl flooring, door to the bathroom.

BATHROOM

2.15m x 1.30m

Panel enclosed bath with mixer tap and Triton electric shower over the bath, pedestal wash basin with tiled splash backs, WC., vinyl floor, electric heated towel rail, exposed beams.

BEDROOM ONE

3.86m x 3.37m

Stairs from the sitting room, front aspect window overlooking the common, fitted wardrobe, fitted carpet over floor boards. Low door to bedroom two.

BEDROOM TWO

4.67m x 2.48m

With independent access from the ground floor via the second staircase. Casement window and peephole window to the rear, fitted carpet, enclosure for the water tanks.

GARDEN

To the front of the cottage is a small pretty garden with established shrubs a picket gate and canopy porch.

THE COMMON

Access to the cottages is via an unmade lane through the common. The residents have made use of parts of Stone Common erecting sheds and, in the past, cultivating the land and keeping livestock. The owners of 3 Stone Cottage have used an area of the common for drying washing and growing vegetables. There is a large shed and the remains of a privy which was once used by the cottage. The owners, like other residents park on the common. Applicants must verify any rights of use and way via their solicitors

SERVICES Mains water, drainage and electricity.

TENURE Freehold—Vacant Possession with no Onward Chain

EPC - G

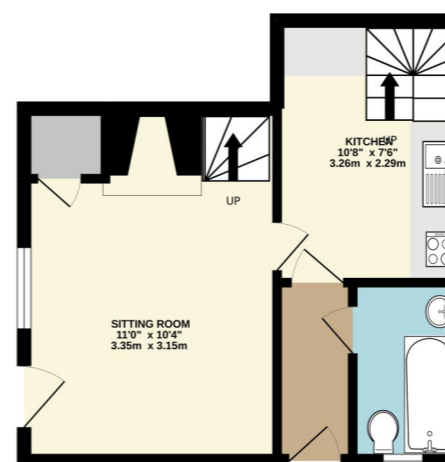
LOCAL AUTHORITY East Suffolk Council, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT. Telephone 01394 383789

COUNCIL TAX BAND - B

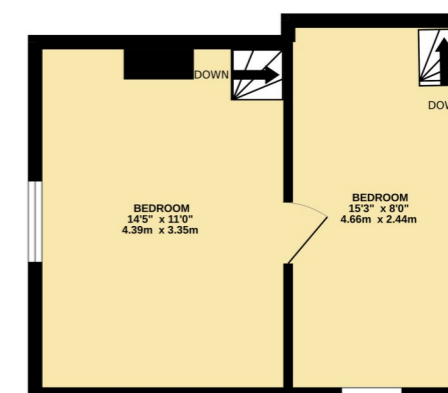
VIEWING By appointment with Jennie Jones Estate Agents 01728 605511. Email: saxmundham@jennie-jones.com

DIRECTIONS From Saxmundham proceed out along South Entrance, across the traffic lights towards Benhall. Turn left on to the B1121 proceeding through Sternfield and turn right towards Snape. Proceed up the hill to the cross roads by the Church and proceed across towards the centre of the village. Continue past the Snape Maltings and follow the road round to the right and take the next right to Blaxhall. Proceed into the village and take the first left. Take the next right and at the little cross roads, proceed straight across and proceed to the village hall where the road forks. Bear to the right and then the next left. Take the next right and then the unmade lane on the left which will lead up to Stone Cottages.

GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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