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Church Cottage, Hackney Road
Peasenhall, Suffolk, IP17 2HN

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ESTATE AGENTS



Darsham Station- 4 miles

Southwold - 14 miles

Norwich - 30 miles

This stunning semi-detached cottage is a real surprise with its spacious open plan ground floor interior, Offered in immaculate condition and situated in the centre of this attractive village with views to the rear over the parish church.

Accommodation comprises briefly:

- Entrance hall with Cloakroom
- Kitchen/Breakfast Room
- Large Sitting Room opens into a 29ft x 21ft Snug/
Dining Room/Kitchen
- Utility Room
- Ground Floor Office/Bedroom Four
- First Floor Landing
- Three Double Bedrooms
- Well appointed En-suite Shower Room and Further
Shower Room
- Solid Oak Flooring throughout the Ground floor
- Large Shingled Double Aspect Drive with Electric
Gates
- Well maintained South Facing Garden with Raised
Flower Beds, Workshop/Store
- Oil Central Heating



The Property

A front entrance door opens into the hallway and stairs rise to the first floor, beneath is a cloakroom and a door to the right takes you into the study, which could also be used as a fourth bedroom. The sitting room is to the front of the property and a fireplace houses a recently installed wood-burning stove. This room opens to the rear into a 'snug' with French doors to the rear garden. The snug area opens into a wonderful open plan dining room and kitchen. The dining area also has French doors to the rear garden. The hand made kitchen units with oak worktops include a built-in dishwasher, range electric cooker with Halogen hob and a double oven. The Useful utility room to the side has a built in cupboard which houses the oil central heating boiler with further storage and the water softener. Beautiful solid oak flooring is fitted throughout the ground floor. Off the first floor landing are three double bedrooms, two of which have fine views to the rear over the church. The master is a generous size and has a well appointed en-suite shower room with a large walk in shower, w.c. and hand basin. Another bedroom is located to the front with a built-in wardrobe. There is a further well appointed shower room. This very spacious and well presented 'cottage style' property also has the benefit of double glazing and oil central heating.



Garden

Church Cottage sits in the centre of this pretty Suffolk village with a well maintained south facing lawned and paved garden edged to the rear with raised flower beds contained within sleepers. Two sets of double gates to the front and rear (one set being electric) gives easy access to a large shingle driveway allowing for plenty of parking. The oil storage tank is housed in the rear section of a detached garden store/workshop.

Location

Peasenhall is a sought after village with a well stocked shop, a highly regarded delicatessen (Emmett's) and a tea shop and a newly opened deli. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property. The medieval town of Framlingham, with its historic medieval Norman castle, is just seven miles, and the Heritage Coast, with destinations such as Aldeburgh and Southwold are approximately fourteen miles away. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is only four miles.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Mains water, electricity and drainage connected.

EPC Rating: tba

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

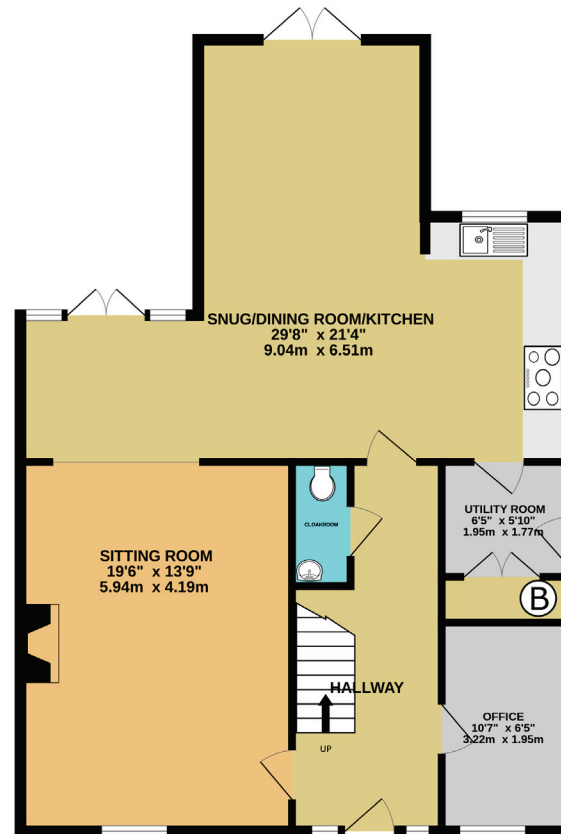
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Offers Over £465,000

GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.6 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk