



Hartbury, Mill Road, Occold

Harrison Edge
Estate Agents

A semi detached village cottage in the same ownership as the adjoining property which is also for sale with Harrison Edge. This particular side currently offers 2 bedrooms along with 2 reception rooms and kitchen and crucially, has a driveway with access to the rear and two useful buildings including garage.

- Semi Detached
- 2 Bedrooms
- 2 Reception Rooms
- Driveway
- Double Garage & Studio
- Development potential subject to Planning Permission

Location

Hartbury sits alongside Mill Road behind an area of front garden, in the heart of the village and with a south west facing rear elevation and garden. It adjoins a similar cottage currently for sale and which could be combined as one property, subject to Planning Permission. A short walk along the road into the village enables the owners to take advantage of the many clubs and organisations active in Occold including the WI, Flower Guild, Book Club and Exercise Classes. The village with the Beaconsfield Arms, supports a Primary School, and now the 2009 built Village Hall is being extended due to its popularity. Occold is only around 2-3 miles from Eye in addition to being just off the road to Debenham (and onto Woodbridge and Ipswich) and a pleasant 'scenic route' to Framlingham. The town of Eye provides extensive everyday shopping facilities along with Health Centre, Library, High School with Sixth Form Centre, restaurants and tea rooms which collectively appeal to a wide range of age groups.

Description

With the adjoining property currently for sale and requiring renovation and improvement, there is an opportunity to acquire both properties and combine as one. Both properties are in the same ownership. Together they would form a potentially splendid village house. Equally, Hartbury currently offers comfortable and well presented living space with cottage character along with interesting surprises.

These surprises include a double garage at the rear along with a separate studio building which has served as a smart Home Cinema. The ground floor is arranged to provide a cosy sitting room along with long and versatile dining/family room space. The kitchen, being a 1980's extension we believe, is a good size and comfortably accommodates a table and chairs. Upstairs, a sizeable landing serves two bedrooms, one to the front the other to the rear. Windows are double glazed with PVCu frames and oil fired radiator heating installed.

Storm Porch

Setting off the front of the property is a bay window to the sitting room. A PVCu replacement door opens inwards with 'everyday comings & goings' at the rear having parked the car alongside.

Sitting Room 3.40m x 3.38m (11'2 x 11'1)

A cosy room with bay window to the front elevation along with recess to the side of an open fireplace accommodating a multi fuel burning stove on a Suffolk White brick hearth. Three wall light points. Single radiator with thermostatic radiator valve. Television point etc. Wall mounted central heating thermostat. Dimmer switch. A latch door leads to the stairwell and stairs rising to the first floor.

Dining/Family Room 5.56m x 2.26m plus 2.39m x 1.60m (18'3 x 7'5 plus 7'10 x 5'3)

A good size second reception room with character from exposed ceiling timbers. Headroom throughout the two reception rooms is approximately 1.95m and 1.84m respectively. Double & single radiators with thermostatic radiator valves. Honeywell central heating programmer. Understairs cupboard.

Kitchen Breakfast Room 3.86m x 3.63m (12'8 x 11'11)

Fitted around three walls with units in a cream finish and extensive worktop above. Wall cupboards to match along with integrated oven, hob and chimney hood plus plumbing for dishwasher and ceramic single drainer sink unit. Windows at both the side and rear elevations provides good natural light. Tiled floor and splashbacks. Double radiator with thermostatic radiator valve. Coved ceiling. A door leads to the rear lobby along a further door leading through to...

Inner Lobby

With door through to...

Bathroom

Fitted with a suite comprising panelled bath with Mira Sport shower above, pedestal wash basin and low level wc. Heated traditional style towel rail. Extensive tiling including tiled floor. PVCu window to the front elevation. Single radiator with thermostatic radiator valve.

Rear Lobby

Across a good part of the rear providing handy space especially with dogs, coats, boots etc in mind. Plumbing for washing machine. Stainless steel single drainer sink unit. Double radiator with thermostatic radiator valve.

First Floor Landing

A good size space, and equally a potential room. PVCu window to the rear elevation. Single radiator. Latch doors lead off.

Bedroom 1 3.53m x 3.35m (11'7 x 11')

A semi vaulted room with useful built-in wardrobe set to the side of the chimneybreast, complete with hanging rail and shelf. Double radiator with thermostatic radiator valve. Fitted wash basin. Access to loft space.

Bedroom 2 3.18m x 2.44m min excl. door recess (10'5 x 8' min excl. door recess)

A further semi vaulted room, with built-in airing cupboard housing hot water storage tank with immersion heater, forming a door recess as one enters the room. PVCu window to the rear elevation. Single radiator with thermostatic radiator valve.

Agents Note

A Flying Freehold exists with this room extending above part of the next door adjoining property which Harrison Edge is also selling. This known as Mill Cottage is in need of renovation, but add it to Hartbury and there is the potential for a statement Occold property. Or a pair of desirable semis. We would draw interested parties attention to the party wall line between both properties.

Garaging 7.62m x 4.62m (25' x 15'2)

With up and over door and housing the oil storage tank. Power and light is connected.

Home Cinema/Studio

Sitting alongside the Garage having been a much enjoyed home cinema space, the screen currently in situ and available by separate negotiation. This decorated and insulated space has sink with cold water supply, pelmet uplighting for the full cinema effect along with twin uplighters. A PVCu window provides natural light.

Boiler Room

Adjoining the rear of the cottage and housing a Potterton Statesman Utility oil fired boiler supplying domestic hot water and radiators.

Gardens & Grounds

The cottage has an area of open plan front garden with to the side the vehicular access off the road. Parking is available for at least two cars if not more. Beyond the parking/driveway an area of grass combines with paved patio and raised planted bed.

Services

Mains water, electricity and drainage are connected.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

Hartbury, Mill Road, Occold, IP23 7PN

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone:+44 (0) 300 123 4000

Council Tax

The property has been placed in Tax Band C.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

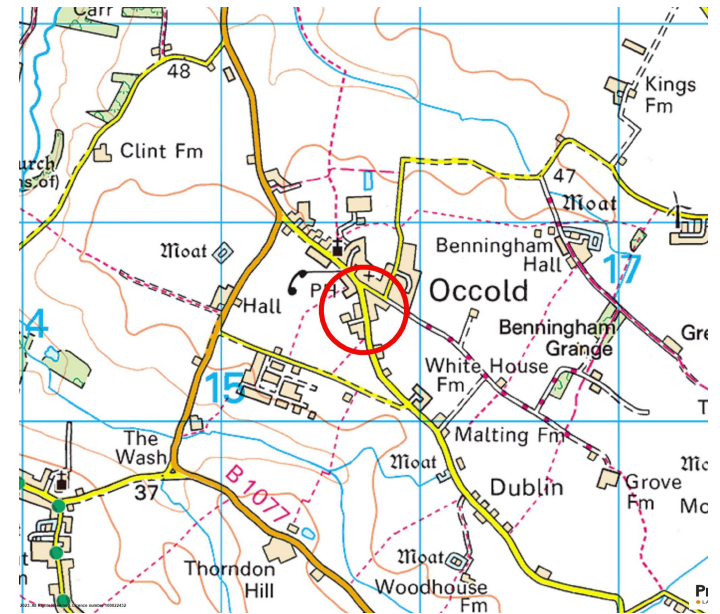
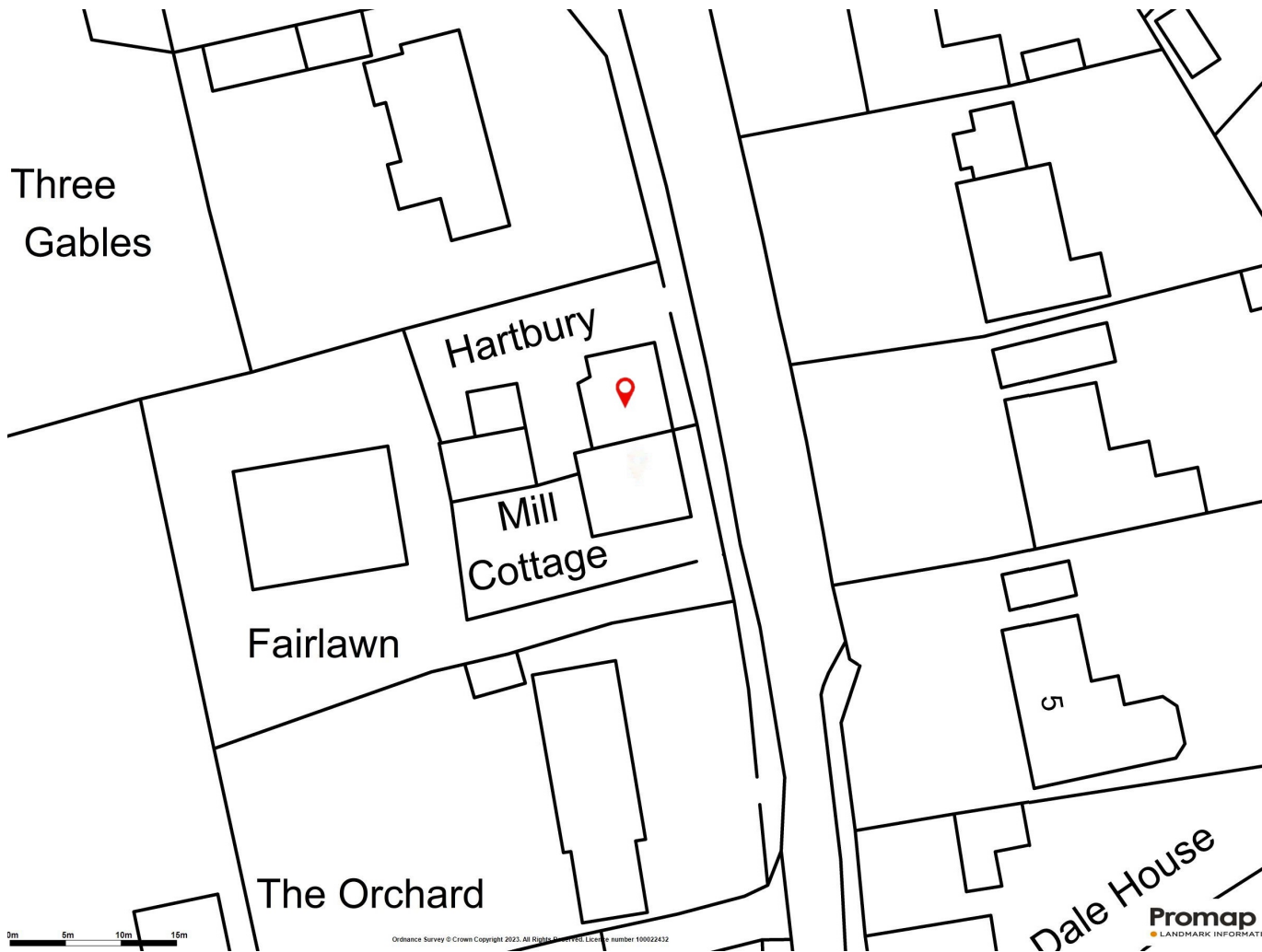
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 *

Directions

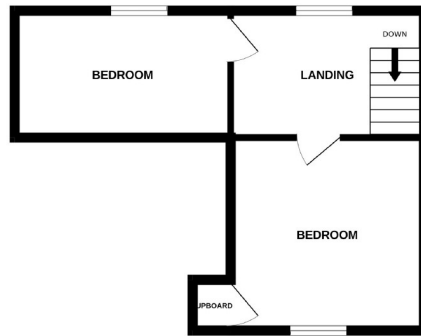
From Eye follow the B1077 directly through the town onwards to Occold. Turn left into the main village area and continue past the Primary School where Hartbury will be found on the right hand side.



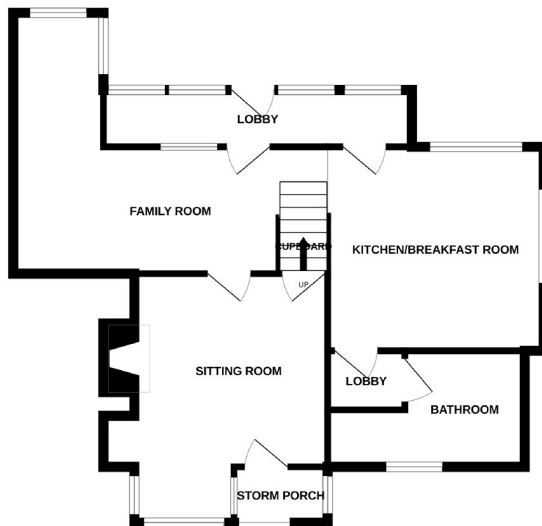
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR



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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Energy performance certificate (EPC)

Hartbury Mill Road Occold EYE IP23 7PN	Energy rating E	Valid until: 29 July 2033 <hr/> Certificate number: 2012-3028-1203-6877-9200
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Property type Semi-detached house

Total floor area 91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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