



Lilac Cottage
Nacton Road | Levington | Suffolk | IP10 0LE

Guide Price £ 550,000 | Freehold





Lilac Cottage

A splendid opportunity to acquire a three bedroomed semi-detached period cottage in the much sought after village of Levington - some 3 miles East of the County Town of Ipswich. Levington Marina with all it's facilities are within easy reach.

Lilac Cottage is a characterful family home having previously been used as a highly successful Bed & Breakfast business. The property previously comprised two dwellings and was built in the early 19th Century. Now offered for sale as one good sized family/holiday home.

The property benefits from Gas Fired Central Heating, sealed unit double glazing, flexible accommodation and good decorative order. There are ample car parking spaces and all of the South East facing gardens are to the front of the property.



Summary of Accommodation

Reception Hall, Cloakroom, Two Kitchens, Living Room, Dining Room, Two First Floor Landing Areas, Three Bedrooms (one with En Suite), Family Bathroom.

Gardens to front with Cart/Stable Lodge and ample car parking spaces

Reception Hall

16' 7" x 8' 7" (5.05m x 2.62m) Tiled floor, radiator, stairs to first floor, decorative coving & light pendant surround. Open arch to inner cloaks area and Cottage latch door into cloakroom.

Cloak Room

4' 10" x 3' 4" (1.47m x 1.02m) Wood frame obscured double glazed window to front. Low level WC, pedestal wash basin, tiled floor.

Inner Lobby

5' 2" x 3' 8" (1.57m x 1.12m) Step down & open door way into:







Kitchen / Breakfast Room

16' 9" x 13' 5" (5.11m x 4.09m) A characterful room with original timber beams & pillars, exposed brick wall, quarry tiled floor, exposed brick chimney breast with inset Aga and feature stone lintel over.

Two wood frame double glazed windows to front & door to outside.

Base and wall units with contrasting granite work surfaces, inset butler sink with mixer tap, tiled splash backs. Inset electric oven & microwave, space & plumbing for various appliances.



Dining Room

11' 7" x 9' 7" (3.53m x 2.92m) Cottage latch door from entrance reception. Wood frame double glazed bay style window to front. Decorative coving & light pendant surround, radiator, carpet, storage cupboard.





Lounge

19' 1" x 12' 3" (5.82m x 3.73m) Cottage latch door from dining room. Wood frame double glazed bay style window to front, further wood frame double glazed window to front. Secondary Staircase to first floor. Feature brick fireplace, exposed timber beams, radiator, carpet. Cottage latch door into:

Second Kitchen

12' 2" x 9' 5" (3.71m x 2.87m) Wood frame double glazed window to front, door to outside. Modern wall mounted gas boiler. Base and wall units, laminated work surfaces, stainless steel sink with mixer tap, tiled splash backs, tiled floor. Space & plumbing for appliances.





First Floor Landing

16' 1" x 14' 7" (4.90m x 4.45m) (reduced headroom) Velux window to rear, radiator, carpet.



Bedroom One

16' 1" x 14' 7" (4.90m x 4.45m) (reduced headroom) Step down to Cottage latch door. Wood frame double glazed window to front & second window to side. Feature timber beams & exposed brickwork, two radiators, carpet.



Bathroom

10' 0" x 9' 6" (3.05m x 2.90m) (reduced headroom) Cottage latch door from landing. Wood frame double glazed window to front. Low level WC, period style pedestal wash basin, panelled bath with glass shower screen and thermostatic shower over. Mostly tiled walls, radiator, carpet.



Bedroom Three

11' 9" x 9' 8" (3.58m x 2.95m) Cottage latch door from landing. Wood frame double glazed window to front. Vanity wash basin, radiator, carpet. Cottage latch door to second landing area.



Second Landing

Wood frame double glazed window to rear. Airing cupboard housing immersion tank and heating control panel. Storage cupboard. Cottage latch door into:

Bedroom Two

12' 4" x 11' 10" (3.76m x 3.61m) (reduced headroom) Wood frame double glazed window to front. Fitted furniture including; two quadruple wardrobes, dressing table with twin 3 door chest of drawers. Radiator, carpet. Cottage latch door into:



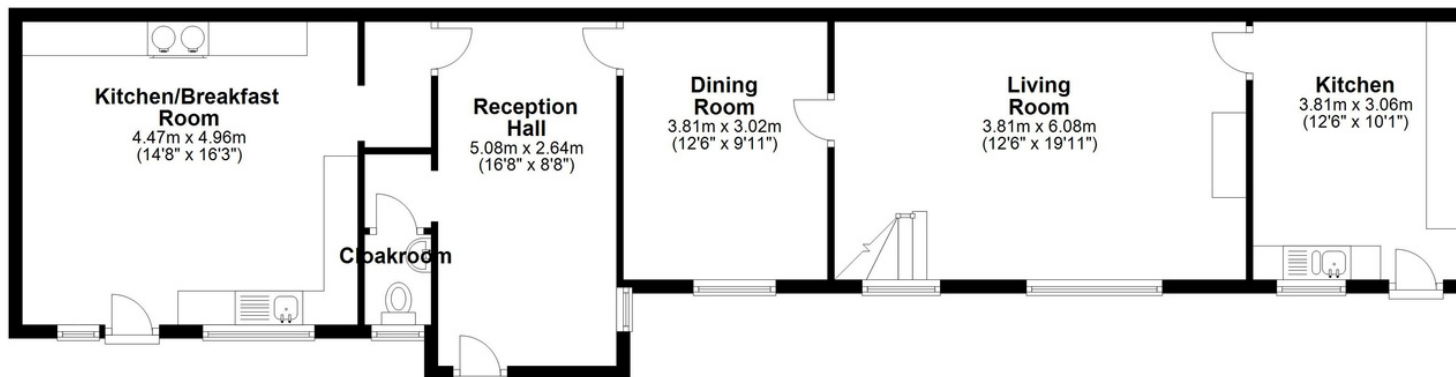
E-Suite Shower Room

9' 10" x 8' 11" (3.00m x 2.72m) (reduced headroom) Wood frame double glazed window to side. Cottage latch door into large eves storage area (9'6 x 2'11) with lighting. Low level WC, pedestal wash basin, good size corner cubicle with curved glass screen & door, thermostatic shower & splash back panelling. Part tiled walls, radiator, carpet.



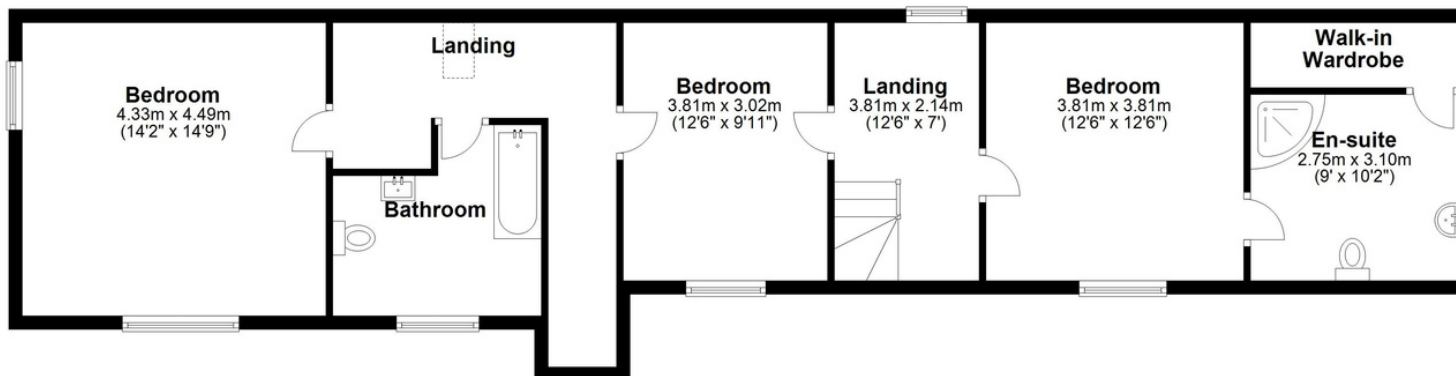
Ground Floor

Approx. 88.3 sq. metres (950.8 sq. feet)



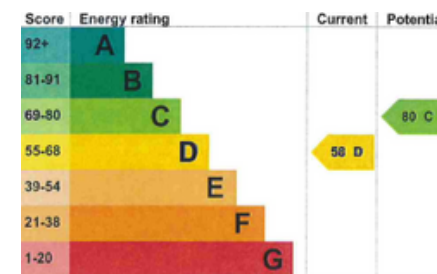
First Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



Total area: approx. 174.5 sq. metres (1878.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



Suffolk County Properties Ltd trading as Fine & Country Woodbridge
Registered in England and Wales. Company reg. No. 05861438
Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
Copyright 2022 Fine & Country Ltd



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Outside

Attractive twin aspect brick wall entrance with double iron gates.

Large block paved area providing parking for several vehicles. Pleasant South East facing gardens with area laid to lawn & variety of established rose bushes, shrubs and trees. Private seating area with pagoda & small decking area. Outside lighting, tap, boxed gas meter.



Solid wood built stable/cart lodge measuring 20'3 x 11'2 with stable doors, solid floor, power & lighting and a not often seen smoke house where the owner smoked award winning hams.



Services

We understand from the Vendor that mains Gas, Electricity, Water and Drainage are connected to the property.

Council Tax Band D - East Suffolk -

Possession

Vacant Possession Upon Completion

What Three Words - blush march spoils

**Viewings strictly by prior appointment with the vendor's
Sole Agent - Fine and Country Ipswich -
01473 289700**

**Outside Normal Office Hours - Mark Halls MRICS -
07770 814 748**

About The Area

Levington is a picturesque village situated approximately six miles south-east of Ipswich and was the winner of the 'Calor England Village of the Year 2008' award. The village has a church, a public house (The Ship Inn - the well-known 16th Century smugglers inn), country and riverside walks and some stunning views to the surrounding countryside and river Orwell estuary. Nearby is the extensive marina, the Suffolk Yacht Harbour, set on the banks of the river Orwell. The village has a Neighbourhood Watch Scheme and further information about Levington's active community can be found on the village's website www.levington.org.

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular "commutable" town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.



Fine & Country Woodbridge
28 Church Street, Woodbridge,
Suffolk IP12 1DH
01394 446 007
woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

If you would like to make a donation to the Fine
and Country Foundation, please visit:
fineandcountry.com/uk/foundation