

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**4 Ship Cottages, Blaxhall, Suffolk IP12 2DY**

**GUIDE PRICE**

**£265,000**

## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; DINING AREA AND KITCHEN; BATHROOM; REAR LOBBY; TWO BEDROOMS;  
FRONT AND REAR GARDEN; SUMMERHOUSE/HOME OFFICE**

### **THE PROPERTY**

A delightful 19th century terraced property with character and charm which lies in the heart of this pretty and sought after Suffolk village. The cottage is just a short walk from the excellent village pub and is ideally situated for access to Blaxhall Common, Tunstall Forest, Snape Maltings and Orford Castle. The accommodation comprises a sitting room with window to front aspect, a feature fireplace with cast wood burning stove and cupboards to either side of the fireplace and a programmable electric heater. A door opens to the dining area and kitchen with sink over base unit, cooker and fridge space, window to the rear, cupboards to either side of the fireplace, Velux style window, quarry tiles and door to the bathroom. The bathroom has a window to the side aspect, bath with shower attachment, vanity basin, toilet and electric towel radiator. A door from the kitchen leads to a rear lobby with red brick flooring, a fitted rustic wooden bench, broom cupboard and door opening to the rear garden. Stairs from the dining area lead to the landing bedroom with window to rear overlooking the garden, programmable electric heater and a door to the main bedroom at the front with window, an attractive cast fireplace, programmable electric heater and painted floorboards. There is a garden to the front of the property which is mainly lawn with borders containing a selection of mixed planting. The enclosed rear garden has a garden store attached to the rear of the property with power and lighting, a tool rack and a Miele washing machine, tumble drier and freezer. The appliances are included. The garden is mainly lawn with a sitting area, mixed planting and an insulated summerhouse with power, electric heating and lighting. The summerhouse could be used for a studio or home office. There is a pedestrian right of way through the neighbours garden.

To fully appreciate the character and location, viewing is highly recommended.

### **LOCATION**

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. 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. 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.

**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:**

We understand that mains water, electricity  
and drainage are connected.

**TENURE::** Freehold

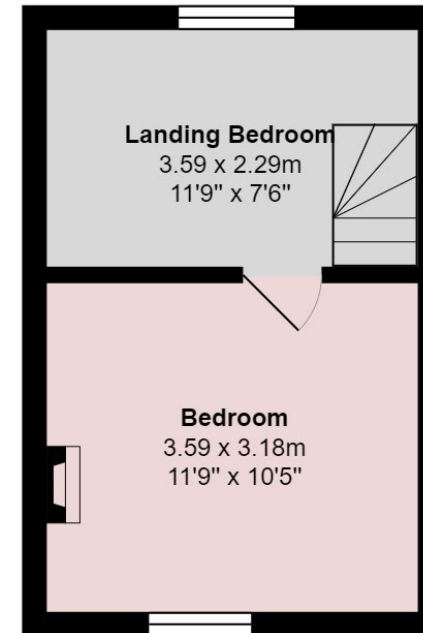
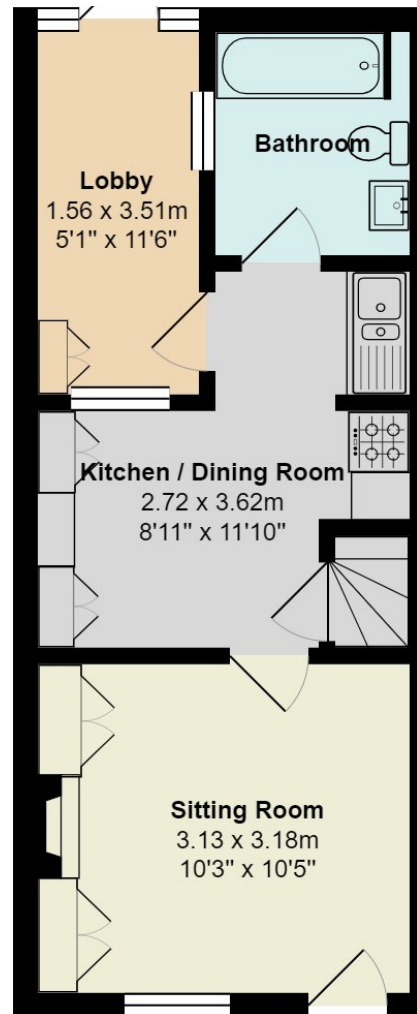
**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: =**



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.









