

EST.  1993

JENNIE JONES

ESTATE AGENTS



1 Malt House Cottages, Peasenhall, Suffolk IP17 2HJ.

GUIDE PRICE

£295,000

SUMMARY OF THE ACCOMMODATION

**SITTING ROOM; DINING ROOM/BEDROOM 3; KITCHEN/BREAKFAST ROOM; BEDROOM 1 WITH MEZZANINE;
BEDROOM 2; FAMILY BATHROOM; COURTYARD; GARDEN; GARAGE.**

GRADE II LISTED

THE PROPERTY

A beautiful and deceptively spacious Grade II listed end terrace cottage which lies at the heart of the well served Suffolk village of Peasenhall and within easy reach of all amenities. The cottage has great character and charm and boasts a wealth of exposed oak beams and timber framing. A front entrance door opens to the living room with window to the front aspect, an open fireplace with timber surround, housing a wood burning stove, stairs to the first floor and oak flooring. The dining room has a window to the front aspect, a feature Victorian fireplace, radiator and oak flooring. There is a built in airing cupboard housing the oil fired boiler for central heating and hot water. The kitchen/breakfast room has handcrafted units under oak worktops with single drainer one and a half bowl sink. Plumbing for washing machine and dishwasher, electric cooker point, space for fridge and radiator. Useful understairs shelved pantry cupboard with brick flooring, window to rear and stable door opening to the courtyard garden. The staircase from the living room leads to bedroom one, with a vaulted ceiling with exposed oak timber framing and beams. A metal sculptured ladder staircase gives access to the mezzanine which forms a useful study or storage area. There is a lobby with pine doors to bedroom two and the bathroom. Bedroom two has a window to the front aspect exposed beams, radiator and painted floorboards. The bathroom has a window to the rear aspect and comprises a roll top bath, toilet and wash basin. There is a radiator, exposed timbers and oak flooring. Immediately behind the cottage is a pretty paved courtyard garden with attractive brick wall and a gate that leads to a footpath/right of way to the adjoining cottages. Beyond the footpath is the garage, with power, lighting and up and over door. Beyond the garage and driveway is a pretty cottage garden which extends to over sixty feet in depth, is enclosed, mainly lawn with a garden path flower borders and established shrubs.

LOCATION

The sought after village of Peasenhall's High Street which has an excellent village shop, Emmets the renowned delicatessen, and a tea shop. The village hall is frequently used for various events such as film nights and the adjoining village of Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

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. Heating by oil fired boiler.

TENURE:: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

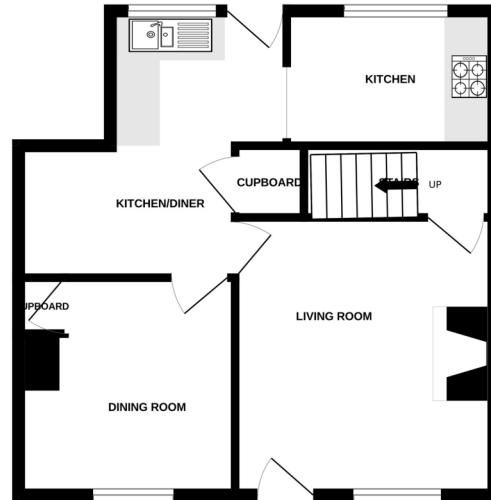
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = Not required (Grade II Listed).

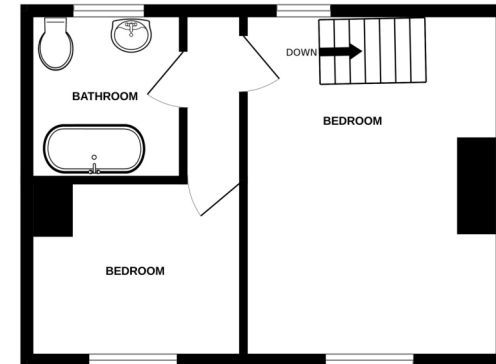
AGENTS NOTE:

There are rights for vehicular access to the back of the property and its neighbour and a pedestrian footpath between the garage and the enclosed courtyard providing pedestrian access to the neighbouring properties.

GROUND FLOOR



1ST FLOOR



Living Room: 12'9" x 11'9"
Dining Room: 9'11" x 9'11"
Kitchen: Measured in two areas.
10'5" x 5'4" plus 13'7" x 7'3"
Bedroom 1: 13'8" x 11'11"
Mezzanine: 14'0" x 10'10"
Bedroom 2: 10'2" x 8'4"
Bathroom: 7'8" x 7'4"

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.









