

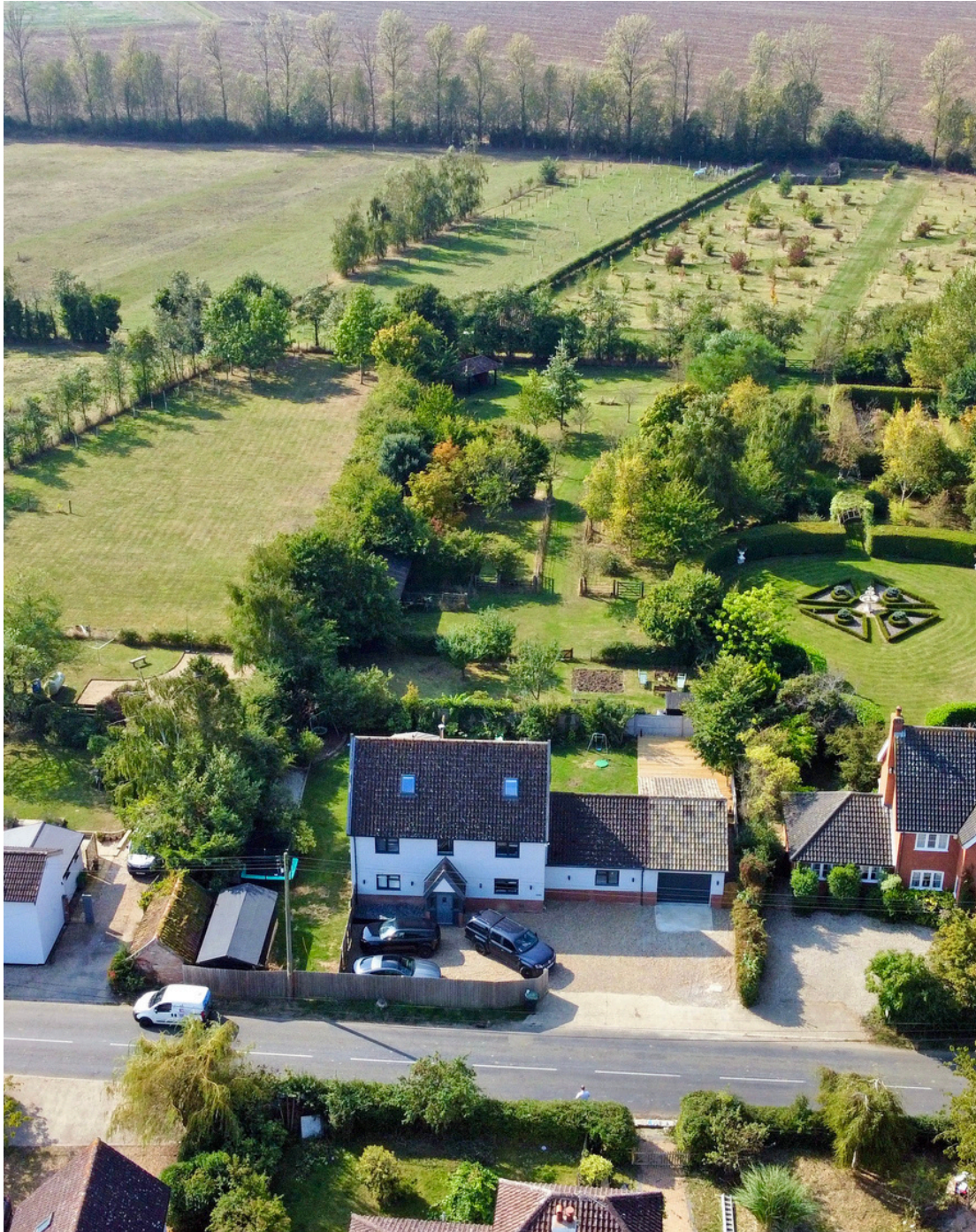


Honeysuckle Cottage

Main Road | Hemingstone | Suffolk | IP6 9RJ

Freehold Guide Price £ 750,000

FINE & COUNTRY



A splendid opportunity to acquire a five bedroomed, detached, family home which has been totally modernised and refurbished to a high specification. Sitting in an elevated, commanding position in the popular village of Hemingstone, this meticulously presented property benefits from five reception rooms, five good sized bedrooms, three bathrooms (two en-suite), gas fired central heating, sumptuous kitchen/breakfast room, large conservatory/gym and exceptional vaulted ceiling garage with feature lighting and space at rear for office, storage etc.

Our clients have worked extremely hard to convert this amazing family home into a modern house with lots of natural lighting and pleasing design.

To the front of the property, there is a large shingle area providing parking for around six vehicles, with electronically operated access to the attached garage.

To the rear there are good sized, secluded lawns totally enclosed by close board fencing. There is a large, sunny patio area, pergola and hot tub. There are commanding rural views from the first and second floor accommodation.

The Accommodation

Part glazed door opening to Entrance Porch with courtesy light and attractive red brick flooring and solid front doors opening to

Reception Hall

With Karndean light oak flooring, large walk in understairs cupboard and fully carpeted stairs to the first floor. Doors to

Media Room

With attractive feature skirting lighting and spotlights.

Living Room

Karndean oak flooring, feature wood burner and full length, double glazed French Doors to the garden. There is a window to the side thus creating a double aspect room, and fully double glazed French doors opening to the

Conservatory

Currently being utilised as a gymnasium, with triple aspect windows and doors opening to the garden.

Study

With built in work station and adjacent cupboards.

Kitchen/Breakfast Room (leading to Dining area)

Modern kitchen cabinets comprising resin single sink unit set in composite worksurfaces, with built in electric hob with cupboards and drawers under. Large integrated full length fridge and freezer. Built in dishwasher and microwave. Inset spotlights to ceiling.

Utility Room

Worksurface with sink with plumbing for washing machine under. Close coupled WC. Propane gas fired boiler serving hot water and central heating.

Dining Area (adjoining kitchen)

This would be ideal as a second living room. It has an electric fire, built in television recess and Karndean flooring. There are four bi-folding doors opening to the rear patio and garden. Access to roof storage.







First Floor Landing

There are dual aspect windows and doors to

Bedroom

A dual aspect, double room with feature lights and spots to ceiling. Fitted carpet.

Bedroom

A double room with window to front and

En-Suite Shower Room

Single shower cubicle with large vanity unit and close coupled WC.

Family Bathroom

A white suite comprising freestanding bath, pedestal basin and close coupled WC. Mirror with light over. Separate single shower cubicle.





Second Floor Landing

With doors to

Bedroom

A double room with two Velux windows and useful walk-in eaves storage.

Bedroom

Another double room with two Velux windows and useful walk-in eaves storage.

En Suite Shower Room

With a large shower cubicle, white vanity unit, close coupled WC, Velux window and fully tiled floor. Recessed display shelves.

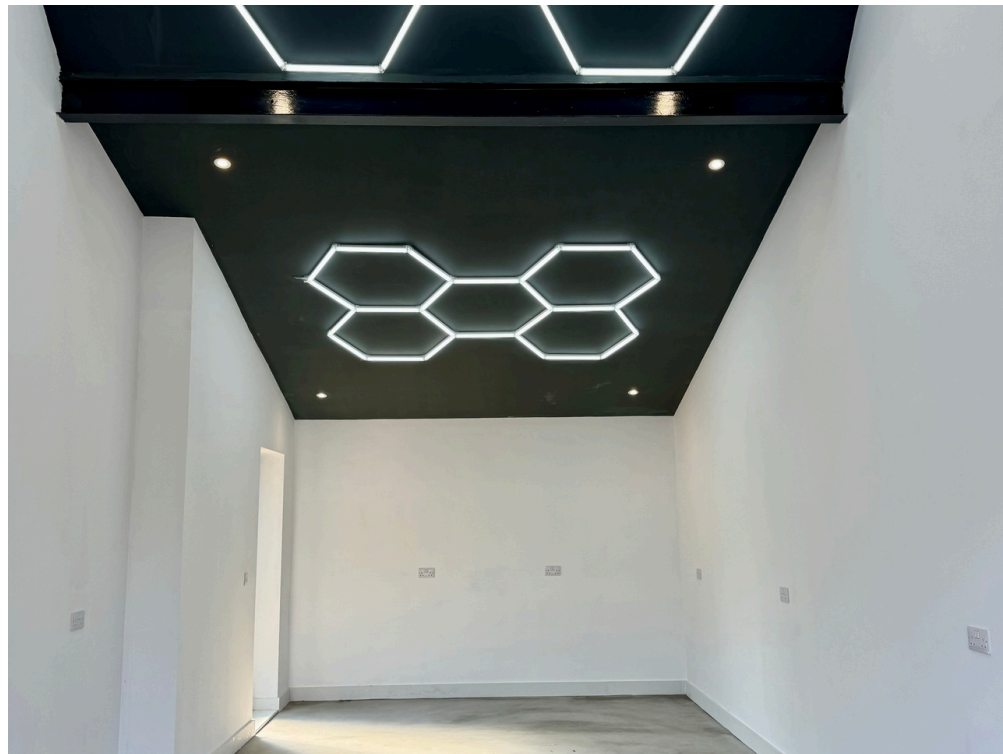


Outside

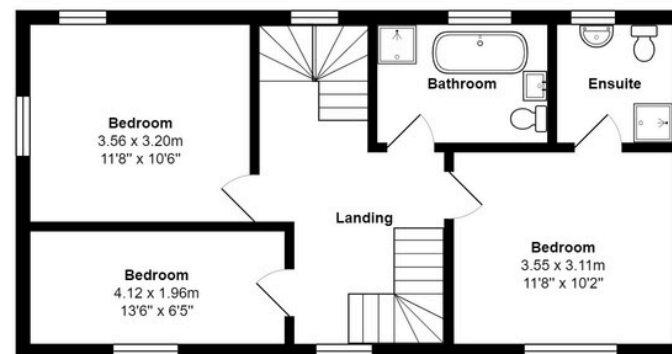
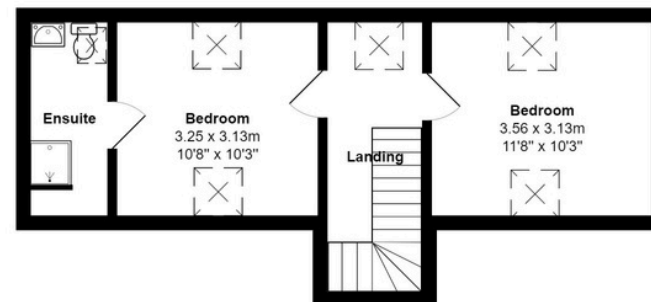
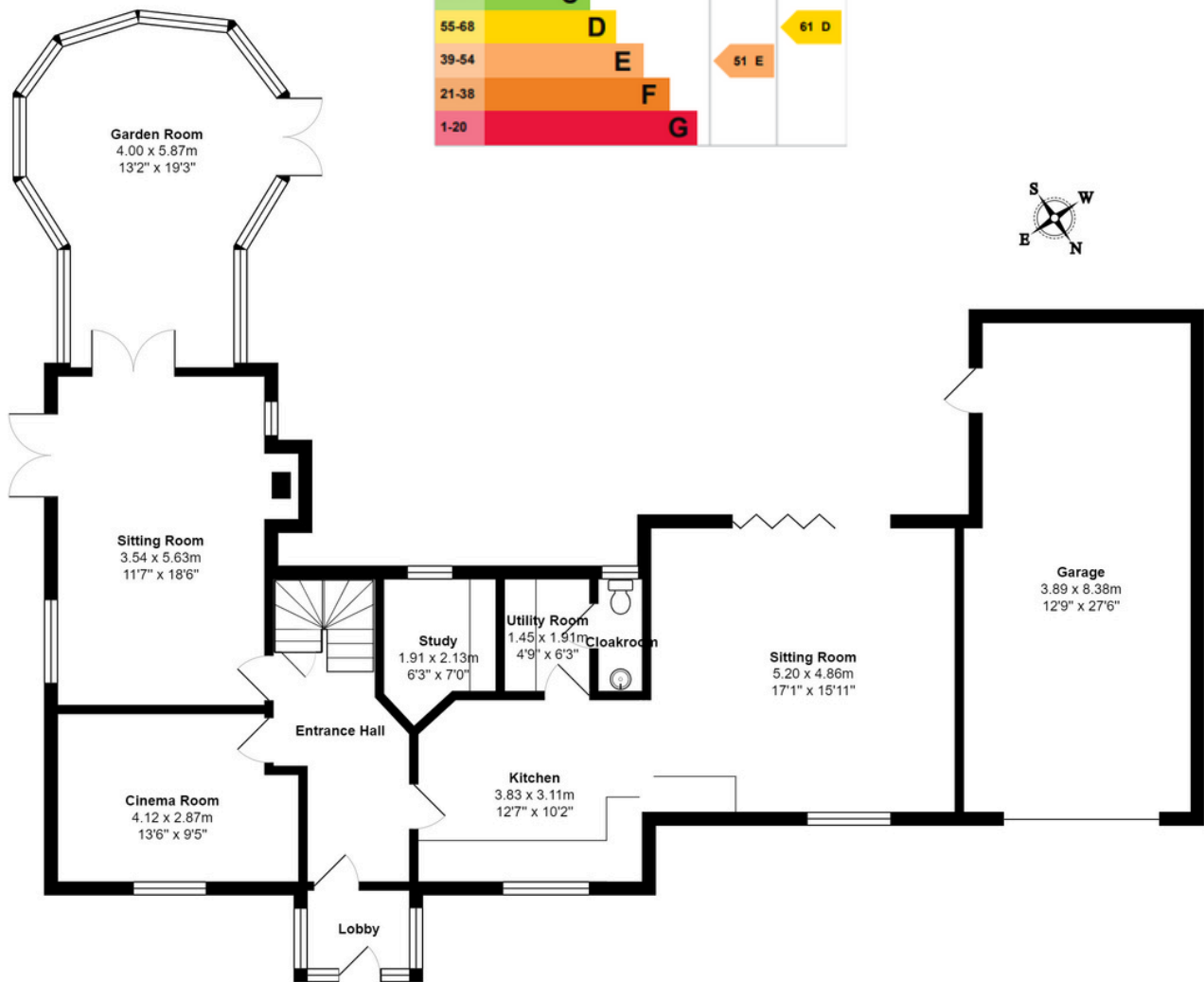
The front garden is laid to a good sized shingle area with parking for around six vehicles and totally enclosed by close board fencing. There are security cameras to the front aspect. The rear gardens are of a good size with a large decked area with adjacent pergola, patio area. This area is also totally enclosed by close board fencing.

To one side of the property there is a further lawned area with pear and apple trees. At the back of the rear garden there is a part glazed door to the large integral garage with electronically operated door, full power and light, with feature neon lights to the ceiling. The propane tank is discreetly screened by hedging and there are outside water taps to the front and rear of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	51 E	
21-38	F		
1-20	G		



Total Area: 233.2 m² ... 2510 ft²
All measurements are approximate and for display purposes only

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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.



Services

We are advised by the vendors that mains water and electric are supplied to the property. There is a treatment plant for the waste water. This is emptied and serviced once a year by Binder at a cost of around £240 for both service and emptying. Propane gas fires the heating and hot water system.

Possession

Vacant possession upon completion.

Council Tax Band

Mid Suffolk Band E - £ 2580.65 - 2024/25

What Three Words

///iron.huddled.cools

VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent
Fine and Country Ipswich and Woodbridge
- 01394 446 007

Out of hours - Mark Halls - Managing Director -
07770 814748

About The Area

Hemingstone is a desirable village offering fabulous countryside walks, a village hall, a church and a welcoming village community with year-round events. Local shopping facilities can be found in nearby villages with primary schools located in Claydon, Helmingham, Otley and Henley. Nearby senior schools include Claydon, Farlingaye, Debenham and the private Woodbridge School.

The county town of Ipswich is only 5 miles (10 minute drive) away and is commutable to London within an hour into London Liverpool Street. Ipswich provides good access to various networks via the A12 to the south with links to London and the M25 and via the A14 to the midlands and the M11.





Fine & Country Woodbridge
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