



ipswich & suffolk



Gate House, Levington, Ipswich, IP10 0LP

Guide Price £265,000 Freehold



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agents

Part of the Your Ipswich Group

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SUMMARY

A charming, three bedroom railway gate house cottage located in the desirable Suffolk countryside village of Levington. Positioned adjacent to the level crossing, the improved accommodation is of expected period proportions and offers traditional, characterful living space comprising; hallway, sitting and dining room, fitted kitchen and bathroom on the ground floor with landing, and three bedrooms on the first floor. Stylish benefits include, log burners, stripped wooden plank floor in the sitting and dining room, and exposed beam work, the residence is predominantly double glazed, has oil fired central heating, and is serviced by a septic tank found outside of the grounds. To the outside there is driveway parking, detached garage which has been soundproofed and converted for alternative use, an attractive wrap around compact garden, and elevated entertainment terrace with striking panoramic views of the surrounding Suffolk countryside. Early viewing is highly recommended.



LOCATION

Located on the outskirts of the prestigious and highly sought village of Levington, which overlooks the river Orwell. The residence is conveniently close to Levington Marina, betwixt both Felixstowe and Ipswich.

MAIN ENTRANCE (TRADITIONALLY REAR)

Double glazed French doors to sitting and dining room.

SITTING & DINING ROOM

9' 11" max. x 20' 9" approx. (3.02m x 6.32m) Dual aspect double glazed windows to rear and side, decorative borrow-light window through to hallway. two radiators, open nook fireplace with rustic timber mantle and log burner, television point, stripped traditional wood plank flooring, open timber framework, traditional doors to hallway and kitchen.



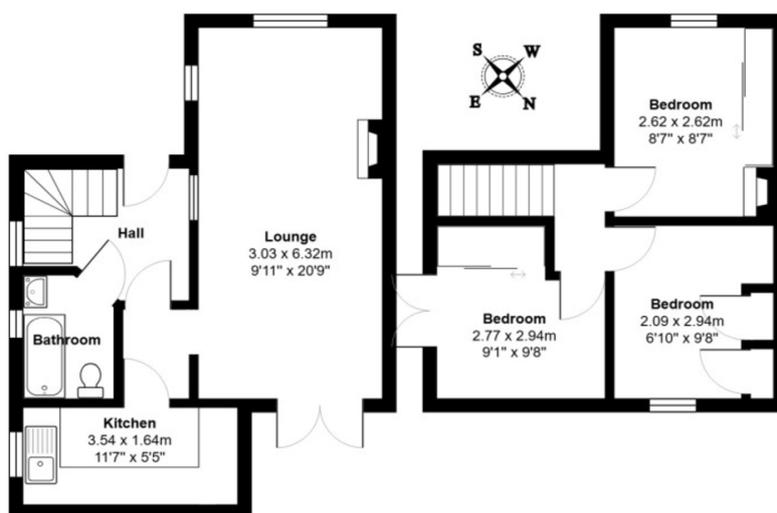
KITCHEN

11' 7" x 5' 5" approx. (3.53m x 1.65m) Double glazed window to side, vertical radiator, a classic range of base and eye level fitted cupboard and drawer units rolled edge work surfaces, inset stainless steel sink drainer unit with mixer tap, space for electric cooker, under counter spaces for fridge and freezer, floor standing oil fired boiler, tiled splash backs and floor, inset ceiling lights, loft space access hatch.

HALLWAY

Double glazed window to side, stairs rising to first floor, double glazed door opening to outside (traditionally front), radiator, natural slate tiled floor, door to bathroom.





Total Area: 65.2 m² ... 702 ft²

BATHROOM

Obscure double glazed window to side, vertical radiator, shaped shower bath with mixer tap and thermostatic shower over, low level WC, pedestal hand-wash basin with mixer tap, stone effect tiled walls and floor, inset ceiling lights.

STAIRS RISING TO FIRST FLOOR

LANDING

Stripped traditional doors to bedrooms.

BEDROOM ONE

8' 7" x 8' 7" approx. (2.62m x 2.62m) Double glazed window to rear, radiator, built-in sliding fronted wardrobe, open fireplace with log-burner.

BEDROOM TWO

6' 10" x 9' 8" approx. (2.08m x 2.95m) Double glazed window to front, radiator, built-in cupboard, built-in airing cupboard housing hot water tank.

BEDROOM THREE

9' 1" x 6' 7" approx. (2.77m x 2.01m) Double glazed French doors opening out to entertainment terrace, radiator, built-in sliding fronted wardrobe, loft access hatch.

OUTSIDE

A detached garage with side shingle driveway providing off-road parking leads to and reveals an attractive gated wrap around garden with lawn area, decking platform and shingle seating area, there is a brick built barbecue, pathways, wooden shed, mains power and tap. A picket fence and hedging borders the railway line, and stairs rise to the elevated entertainment terrace which enjoys far reaching views over the level crossing and across beautiful Suffolk

countryside. Beside the garage is a plastic oil tank which can hold approximately 800 litres of oil, across the road is access to the septic tank which is to 2020 required standards.

DETACHED GARAGE

Oversized with up and over entry door (redundant), and mains power and lighting. The garage has been soundproofed and partly converted into separate areas.

EAST SUFFOLK COUNCIL

Tax band B - Approximately £1,815.99 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Bucklesham primary, Felixstowe secondary, and Orwell Park Independent.

DIRECTIONS

Leaving Ipswich town centre, head Easterly towards Levington, at the roundabout, take the 3rd exit and stay on Felixstowe Rd/A1156, go through 1 roundabout, at the roundabout, take the 3rd exit and stay on Felixstowe Rd/A1156, turn right onto Felixstowe Rd, turn right onto Strattonhall Drift, the destination will be on the right.

SECTION 21 DISCLOSURE

The seller is a relative of a member of staff employed by Your Ipswich Ltd.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge,

that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)		
Gate House Levington IPSWICH IP10 0LP	Energy rating	Valid until: 2 March 2036
	E	Certificate number: 0074-0200-9306-1764-8214
Property type	Semi-detached house	
Total floor area	62 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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