



Grier & Partners

LAND AND ESTATE AGENTS

YEW TREE COTTAGE, MILL LANE, CHELMONDISTON,
IPSWICH, SUFFOLK, IP9 1DR
ASKING PRICE OF £575,000





INTRODUCTION

An beautiful, tucked away four bedroom detached family home with field views to the rear, located along a quiet private no-through lane in the popular village of Chelmondiston. The property offers generous accommodation approaching 2,000 sq.ft comprising of a large living room, dining room, open-plan kitchen/breakfast room, ground floor utility and shower room and five large bedrooms with an en-suite to the master. We highly recommend a viewing to appreciate all that the property has to offer.

INFORMATION

Yew Tree Cottage was built in 1984 of cavity construction rendered and part timber-clad elevations under a tiled roof. The property benefits from full double glazing and the LPG gas boiler supplies the radiator heating and hot water system together with gas to the dual-fuel Rangemaster oven and hob. The LPG tank is located below-ground in the front garden.

DIRECTIONS

Leave A14 junction 56 to Wherstead, when you reach the roundabout at the bottom of the hill, turn right towards Shotley. Continue along the B1456 for circa 4.5 miles passing under the Orwell Bridge, through Woolverstone until you reach Mill Lane, the first turn of the left hand side in Chelmondiston. Yew Tree Cottage will be found on the left hand side with a large drive (and a yew tree!) to the front.



SERVICES

- Mains electric, water and drainage all connected to the property
- LPG gas central heating
- Council Tax - E
- EPC - E
- Superfast Broadband available via Openreach (via www.ofcom.org.uk/)
- 5G mobile phone signal via O2, Vodafone and EE (via www.ofcom.org.uk/)
- 'Very Low' flood risk area (via www.gov.uk/check-long-term-flood-risk)

CHELMONDISTON

enjoys a delightful position adjacent to the river Orwell on the Shotley Peninsular. The village has wealth of facilities including two shops, post office, hairdressers and two thriving pubs. There is ample access to the river along with sailing clubs and local societies. Transport links by Train into central London from stations in Manningtree and Ipswich taking around under an hour, the wider country accessible by road from the nearby A12 and A14. A short walk down the hill are the historic moorings of Pin Mill and the well regarded Butt & Oyster pub (we highly recommend a visit!).

ACCOMMODATION ON THE GROUND FLOOR:



ENTRANCE HALL

15' 5" x 11' 09" (4.7m x 3.58m) A wooden front door leads into this large and welcoming area with stairs to first floor

LIVING ROOM

25' 1" x 12' 1" (7.65m x 3.68m) A light and airy room with patio doors to the rear garden, window to the front, feature brick fireplace

DINING ROOM

12' 5" x 11' 10" (3.78m x 3.61m) Double glazed doors from the hallway lead into this spacious room with glazed doors to the rear garden

OPEN-PLAN KITCHEN/ BREAKFAST ROOM

24' 1" x 9' 11" (7.34m x 3.02m) With window to front and rear. A great space for "culinary creations" with a large work surface area and breakfast bar with lights over, range of built-in farmhouse style wall and base units, dual-fuel (gas & electric) Rangemaster oven and gas hob with extractor over, space for dishwasher and American style fridge/freezer, 1 & 1/2 bowl stainless steel sink unit, boiler cupboard with shelving. Door into the:

REAR HALL

With doors to front and rear gardens. An 'L' shaped room incorporating utility area and shower room with cloaks hanging space, radiator and stairs to office/hobbies room.





UTILITY AREA

10' 4" x 9' 3" (3.15m x 2.82m) including base and eye level units with work surface over, space for washing machine and tumble dryer, understairs cupboard, tiled floor

GROUND FLOOR SHOWER ROOM

7' 6" x 4' 7" (2.29m x 1.4m) Window to the front, recessed lighting, tiled floor, low level wc, wash hand basin, large shower unit

FIRST FLOOR OFFICE/ BEDROOM FIVE

11' 6" x 9' 3" (3.51m x 2.82m) Currently used as an office but could be used as Bedroom 5. A useful and light room having sloping ceilings down to 1m on two sides, large Velux to front and smaller Velux to rear elevation allowing light to flood into this room, wooden floor, eaves storage, recessed lights, infra-red heater on ceiling

ON THE FIRST FLOOR:

LANDING

From the main hallway the staircase rises to a large landing with window to the front, airing cupboard and loft hatch

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) Window to front. radiator, built-in wardrobe with wooden doors, inset ceiling lights

EN-SUITE

6' 0" x 5' 1" (1.83m x 1.55m) Window to the front, radiator, low level wc, wash hand basin, radiator, shower cubicle with dual heads

BEDROOM TWO

11' 11" x 10' 9" (3.63m x 3.28m) Sloping ceiling and Velux window to the rear and views over adjoining farmland, radiator, built-in wardrobe with wooden doors

BEDROOM THREE

12' 0" x 10' 8" (3.66m x 3.25m) Velux window to rear with views over open farmland, radiator, built-in wardrobe with wooden doors

BEDROOM FOUR

12' 0" x 10' 0" (3.66m x 3.05m) Window to front, built-in wardrobes with wooden doors, radiator

FAMILY BATHROOM

9' 11" x 7' 1" (3.02m x 2.16m) Velux to rear, corner shower cubicle, panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls





OUTSIDE

FRONT GARDEN

The property is set behind a low brick wall with access from the lane into the shingle driveway providing parking for several vehicles. The gardens are mainly laid to lawn with flower beds and as the name suggests, there is an established Yew tree to front of the property (subject to a Tree Preservation Order imposed in 1984 Ref:BT109/T1)

The LPG tank is located below ground and there is an oak framed cart lodge (approx 17'3 x 10'1") with tiled roof and drop-down sides and storage over, light and power connected. A walkway to the side of the property leads to the:



REAR GARDEN

which is mainly lawn with a patio to one side and mix of fencing and a hedge to the rear with open farmland beyond. A three-bay store shed with power and light provides useful storage together with a wooden garden shed and there is a feature detached wood/coal store with rendered elevations and a tiled roof.

AGENTS NOTE

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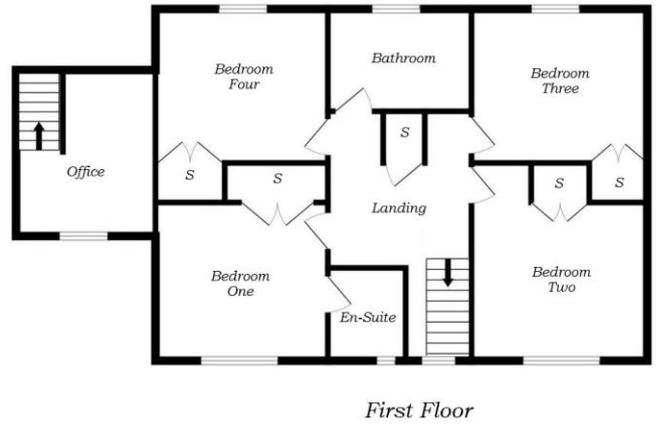
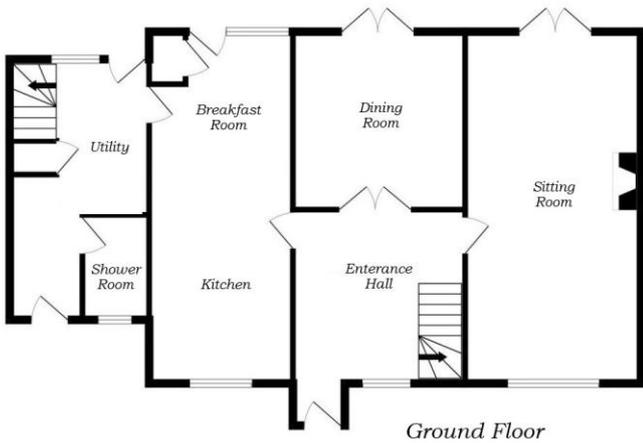






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— LAND AND ESTATE AGENTS —



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		