

The front elevation garage and workshop



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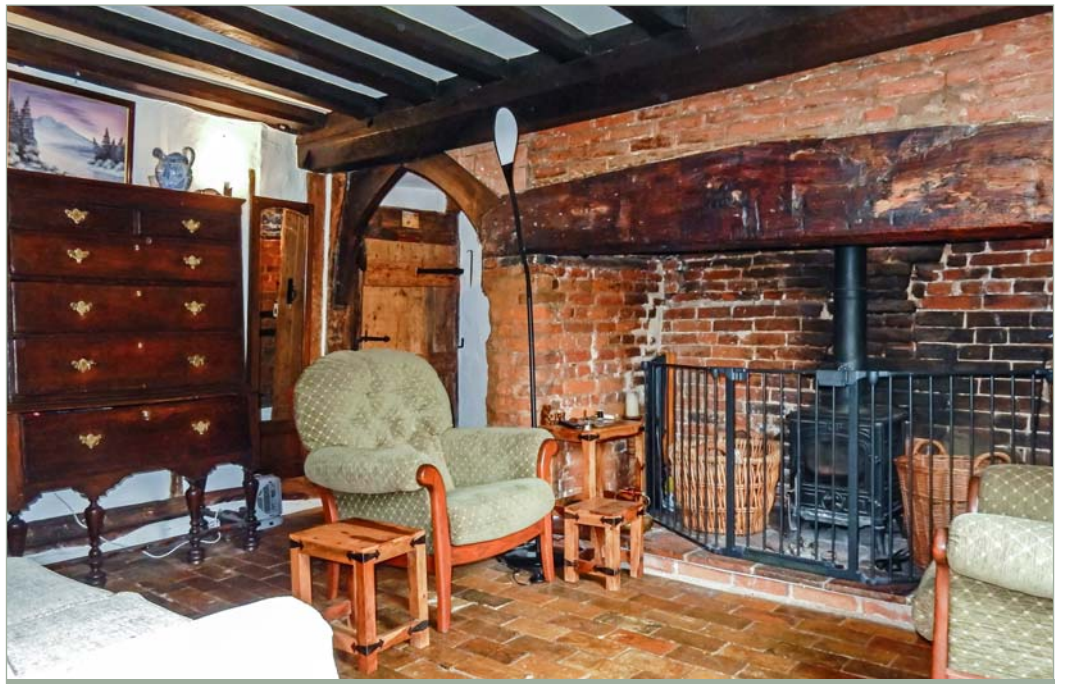
NEALS
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FISHERS COTTAGE FALKENHAM ROAD FALKENHAM IPSWICH SUFFOLK



The Kitchen-Breakfast Room



The Sitting Room



The Kitchen-Breakfast Room



Bedroom 2



Bedroom 1 & Dressing Room



The Bathroom



The Exterior



Part of the garden

FISHERS COTTAGE

FALKENHAM ROAD, FALKENHAM, IPSWICH IP10 0QY



Total area: approx. 157.4 sq. metres (1694.1 sq. feet)

Prepared By david-mortimer.com
Not To Scale For Identification Purposes Only
Plan produced using PlanUp.

Floor Plans



FISHERS COTTAGE

FALKENHAM ROAD, FALKENHAM, IPSWICH SUFFOLK IP10 0QY

A delightful and sympathetically extended Grade II listed property of real character set in a lovely mature garden with garage and outbuildings

HALL - CLOAKROOM - SITTING ROOM - STUDY - KITCHEN-BREAKFAST ROOM - UTILITY ROOM

SHOWER ROOM - 3 BEDROOMS 1 WITH EN-SUITE DRESSING ROOM - BATHROOM

GARAGE - WORKSHOP - GREENHOUSE - HOME OFFICE - GARDEN STORES

LOVELY MATURE AND WELL STOCKED GARDEN

Offers in the region of £475,000

FISHERS COTTAGE

FALKENHAM ROAD, FALKENHAM, IPSWICH IP10 0QY

A delightful and sympathetically extended Grade II listed property of real character set in a lovely mature garden with garage and outbuildings

Fishers Cottage is a delightful timber framed Grade II listed property, which is thought to date in part, from the early 16th Century. It is set back from the road in the centre of the village only a very short distance from St Ethelbert's Church. The listing refers to the property as being a former Hall House which would have had accommodation all on the ground floor rising to the underside of the roof. A first floor was added, possibly in the 17th Century and a further dramatic alteration took place in 2002 when a wonderfully sympathetic extension was added at the rear. The property has rendered and painted elevations, now beneath a steeply pitched tiled roof, which in earlier years would have been covered in thatch. There is ample evidence that the timber framing was in the original structure with a massive inglenook fireplace found in the Sitting Room. Unusually Fishers Cottage also has two bread ovens, each associated with one of the two prominent chimneys. One of the other attributes

of the property is the garden which has been thoughtfully landscaped and includes a variety of plants as well as a greenhouse, vegetable and soft fruit cage, herb garden, fruit trees and an area for the owners chickens. There is a garage and various sheds as well as a timber building which has been used as a Home Office. Falkenham is a rural village not far from the River Deben and within easy striking distance of Felixstowe and with Martlesham, Woodbridge and Ipswich somewhat further afield. There are good opportunities to play sport in the surrounding area with a number of clubs catering for a variety of interests and sailing can be enjoyed, either offshore or on the tidal rivers Deben, Alde and Orwell. There is a primary school at Bucklesham and at Trimley with an Academy in Felixstowe with further schools for students of all ages in Kesgrave, Ipswich and Woodbridge. The accommodation is arranged as follows.



Lattice porch with climbing honeysuckle and rose outside the front door which opens into

THE HALL

with exposed ceiling and wall timbers, brick floor, wall lights, smoke detector and doors to

SHOWER ROOM

with a shower cubicle, pedestal basin with independent water heater and shaver socket above, WC and built-in drawers and cupboard. Casement window, extractor fan, exposed timbers and tiled floor.

THE SITTING ROOM

about 14ft 10ins by 10ft 1ins with a massive inglenook fireplace with heavy bressumer above the pamment hearth, wood burning stove and access to the bread oven to one side. Exposed ceiling and wall timbers, built-in shelved cupboard, wall mounted thermostat, wall lights, aerial lead-in, door to the second staircase and gothic arch into a LOBBY with a door to

THE KITCHEN-BREAKFAST ROOM

an L-shaped room the maximum dimensions in each direction being about 18ft by 15ft. Granite worktop around the double butler's sink with pine drawer and cupboard fronts below and with a tall larder cupboard to one end with open lattice work panel. Further granite worktops forming a U-shape built around the red Aga with an independent two ring electric hob to one side. Pine drawer and cupboard fronts below, inset stainless steel circular sink, exposed timbers and a tiled floor. Ledged door, with glazed panel, to the garden, two casement windows and a ledged and braced door opening into

THE REAR HALL

a stable type door to the garden, three windows with built-in cupboard and doors to

THE CLOAKROOM

with a basin with tiled splashback, WC, extractor fan and tiled floor.

THE STUDY

about 12ft 10ins by 6ft 5ins with a casement window to the rear, long built-in oak desk, shelved recess, internet access and tiled floor.

THE UTILITY ROOM

with a butler's sink and worktop to one side, plumbing connections for a washing machine and a Potterton Statesman Flowsure oil boiler to one corner. Casement window, extractor fan, shelving and tiled floor.

A staircase rises from one corner of the Rear Hall to the Landing with a radiator and built-in eaves storage cupboards. Doors lead to

BEDROOM 1 & EN-SUITE DRESSING ROOM

about 20ft 11ins overall by 9ft average at waist height. The BEDROOM with a dormer window, boarded floor, aerial connection, sloping ceiling with exposed timbers and an open studwork screen dividing this from the DRESSING AREA with a radiator beneath the window to the gable end, sloping ceiling with exposed timbers, boarded floor and staircase leading down to the Sitting Room.

BEDROOM 2

about 16ft 4ins by 9ft 6ins average at waist height with a sloping ceiling with downlighters, dormer windows on either side of the room and a casement window to the gable end. Radiator, boarded floor and built-in wardrobe.

BEDROOM 3

about 9ft 8ins at waist height by 6ft 7ins with a sloping ceiling with exposed timbers, casement window, radiator and fitted carpet.

THE BATHROOM

fitted with a short rolled edge freestanding bath on claw and ball feet backed by the exposed red brick chimney breast. Pedestal basin, WC, exposed timbers, downlighters, extractor fan, radiator and boarded floor.

THE SERVICES

Mains electricity, water and drainage. Heating, part under floor and part by radiators. Hot water from the Potterton Statesman Flowsure oil boiler. Telephone and internet points. Aerial connection.

THE GARAGE

is built on a brick plinth clad in timber beneath a pantiled roof. It is approached by double entrance doors with a painted concrete floor, window to one side, light and power connections, shelving and access to a loft storage area above. There is further space for parking on the gravel drive which is approached by double entrance gates. Beyond the gates there is a short section of drive, over which this property has the benefit of a right of way, leading on to Falkenham Road.

THE OTHER OUTBUILDINGS

comprise a lean-to WORKSHOP with light and power connected and a top hung casement window. The building is clad in timber beneath a corrugated roof. Adjoining the garage there is a brick and pantiled GARDEN STORE with light and power connections and high level shelving. The LOG STORE is built to one end. There is an aluminium framed span roof GREENHOUSE with a paved base, again with light and power connected and alongside a timber SUMMER HOUSE beneath a felt roof with a paved area in front. Further timber GARDEN SHED and an oil tank screened by trellis fencing. At the end of the garden there is a timber and felt roofed GARDEN STORE with side windows, double entrance doors, light and power connected and a

further timber and felt roofed building which has been used as a HOME OFFICE with ample power points, provision for an internet connection, lighting and a carpet.

THE GARDEN

it is a most attractive element of the property having been thoughtfully planted over the years. There is a fence and hedge along the front boundary with a rose arch above one of the two pedestrian entrances, the other with box hedging and bay trees beside the path leading to the front door. There is a lawn with shrubs and young trees enclosed by hedging, an interwoven fence and a further lawn across the front of the property with a central bed enclosed by picket fencing with rosemary, bay and herbs. The lawn beyond the path which leads to the back door has topiaried holly and yew bushes and varigated euonymus hedging forms around a circular bed. A small pond is sited to one corner shaded by a ceanothus with a further ceanothus alongside a fig tree. Clematis and wisteria are planted beside one of the gables and a path leads down past the side of the house with an area for vegetables alongside and behind the greenhouse. Paved patio behind the house and a path continues down to the end of the garden flanked by grass and by a well stocked shrub border. To one side there is a cage for vegetables and soft fruits, an area to one corner for chickens with young fruit trees on the opposite side.

IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

COUNCIL TAX

Band D

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J 12533 250516