

A charming cottage in a delightful rural location, that now warrants complete renovation and refurbishment, with gardens and grounds of nearly half an acre, together with a useful cartlodge.

Guide Price
£350,000 Freehold
Ref: P5796C/J

White House
Owls Green
Dennington
Woodbridge
Suffolk IP13 8BX



Entrance hall, sitting room, kitchen/breakfast room and cloakroom.

Three bedrooms and bathroom.

40' cartlodge with lean-to offering potential for alternative uses subject to the necessary consents.

Gardens and grounds extending to nearly half an acre.

Contact Us



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Location

White House is located within the small hamlet of Owls Green, between the villages of Dennington to the south and Laxfield to the north-east. Dennington benefits from a primary school and a popular public house, The Dennington Queen, which is well known for its excellent food. Laxfield also offers a primary school, a Co-op village store/post office, hardware store/garage and two public houses, including the Kings Head, known locally as the 'Low House'.

The historic town of Framlingham lies about 6 miles to the south where there is further schooling in both the state and private sectors as well as an excellent range of shops and restaurants. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 15 miles away. Diss, with mainline Inter City rail services to London's Liverpool Street Station, lies about 14 miles to the west. The County town of Ipswich lies about 25 miles to the south.

Description

White House comprises a charming period cottage that occupies a delightful rural location within the hamlet of Owls Green. A former farmworker's cottage that has been let for many years, White House has had some minor improvement works undertaken in the past including the replacement of the windows for double glazed alternatives, but the property now warrants complete renovation and refurbishment throughout. Given the size of the plot, White House also lends itself to be extended to create a much larger dwelling, subject to the necessary consents.

Outside the gardens and grounds extend to nearly half an acre in all and comprise areas laid to grass, formal vegetable patches and well stocked borders. There is also a large pond. To the west of the property is the cartlodge, together with a parking area. This building offers tremendous scope for alternative uses, but again subject to the necessary consents.

Prospective purchasers should note that the sale contract will include an overage provision in the event that planning permission is obtained for conversion of the cartlodge to a separate residential dwelling. If this does occur, then 30% of the uplift in value will be repayable to the vendors, with the overage provision remaining in place for a period of 30 years from the date of sale.



The Accommodation

The House

Ground Floor

A part glazed UPVC door opens into the

Entrance hall

With stairs to first floor with a useful understairs storage cupboard, window providing views over the front gardens and beyond, telephone point, night storage heater, fitted coat hooks and doors off to

Sitting Room 16' x 16' (4.88m x 4.88m)

A light twin aspect reception room with large windows providing good views over the surrounding gardens. The focal point of the room is the fireplace with brick surround and hearth. Impressive exposed chamfered tie beams, and exposed ceiling timbers. TV point.



Kitchen/Breakfast Room 11'8 x 9'8 (3.56m x 2.95m)

Another twin aspect room with windows providing plenty of light and views of the garden and surrounding countryside. Fitted stainless steel sink with drainer and mixer tap together with storage cupboards under and door to walk-in pantry cupboard. Space and plumbing for washing machine. Solid fuel Rayburn with back boiler, TV point and part glazed door to the rear garden.



A further door from the Entrance Hall opens to the

Cloakroom

With close coupled WC and fitted shelf.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With low level window, night storage heater, access to roof space, door to walk-in shelved cupboard and doors off to

Bedroom One 14'9 x 9'3 (4.5m x 2.82m)

A double bedroom with large window on the gable elevation providing views over the surrounding agricultural land. Partly vaulted ceiling and door to Airing Cupboard.



Bedroom Two 13'4 x 8'3 (4.06m x 2.51m)

With window on the front elevation providing views of the garden and neighbouring properties.

Bedroom Three 13' x 7'9 (3.96m x 2.36m)

Also with window on the front elevation providing views to the south-west.

Bathroom

With suite comprising panelled bath and pedestal wash basin.

Outside

A low level picket gate opens onto a concrete path that leads from the road, flanked by gardens, to the front door. The front garden is quite extensive, and comprises areas laid to grass, two sizeable former vegetable patches, well stocked beds containing a variety of flowers and shrubs as well as a small ornamental pond.

The garden continues to the rear, and is also mainly laid to grass, but with well stocked beds and borders, together with a paved patio style area that can be accessed from the kitchen/breakfast room. Here there is also a small brick built coalshed.

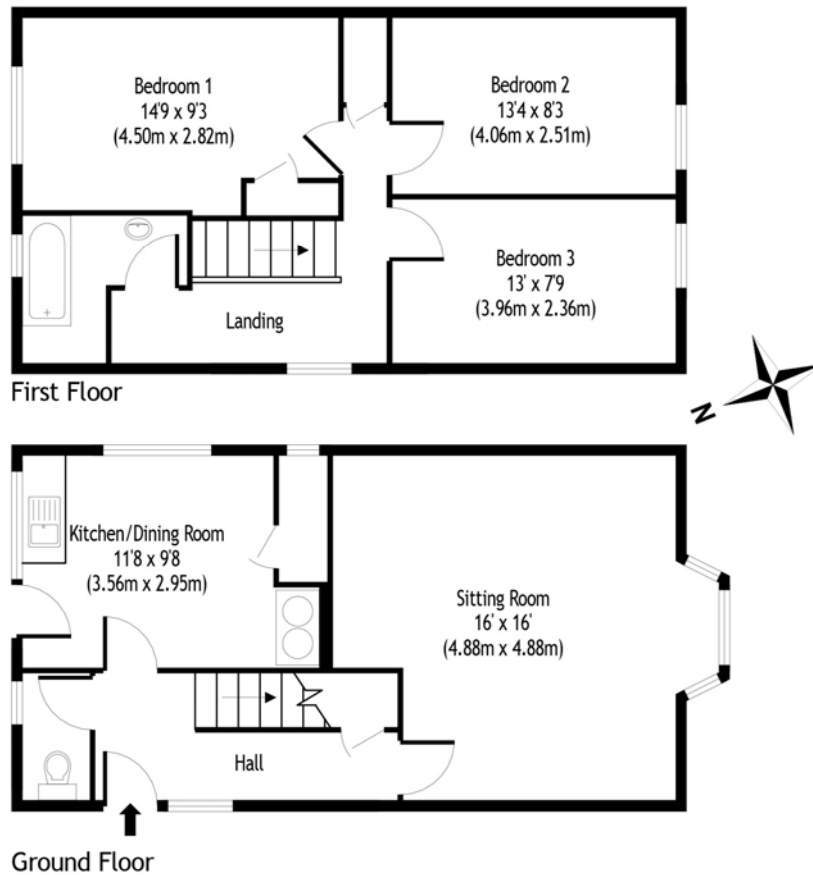
To the west is a gate that provides access to the parking area and cartlodge. The cartlodge is of timber frame construction clad in corrugated tin and asbestos sheets and measures approximately 40' x 19'6. There is a lean-to at the rear, also of similar construction, measuring approximately 20' x 8'. This building offers great potential for alternative uses, subject to the necessary consents.

In all, the site extends to nearly half an acre.





White House, Dennington
 Approx. Gross Internal Floor Area - 978 Sq ft / 91 Sq M



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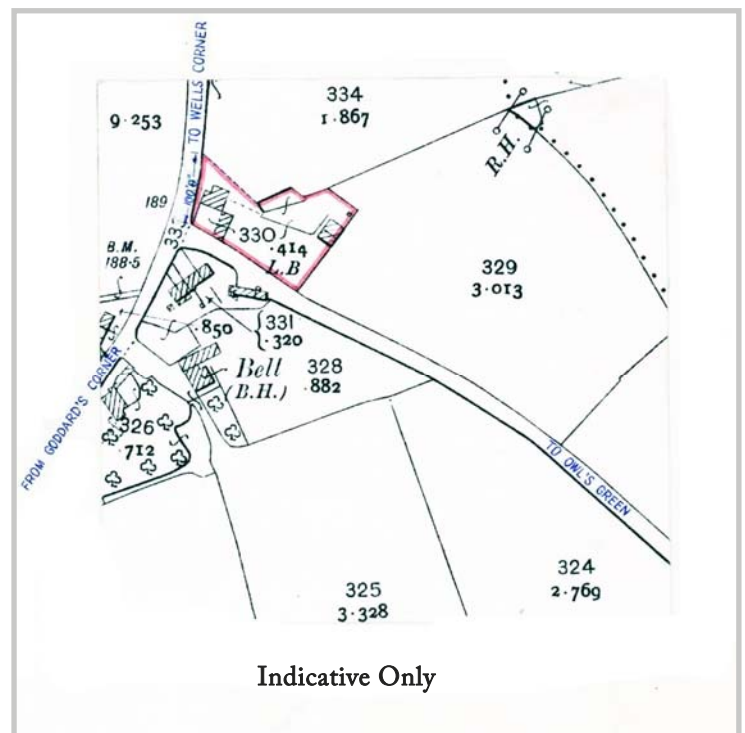
Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Night storage heaters to part.

EPC Rating = F

Council Tax Band D; £1,556.05 payable per annum 2017/2018

Local Authority Suffolk Coastal District Council;
 East Suffolk House, Station Road, Melton,
 Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

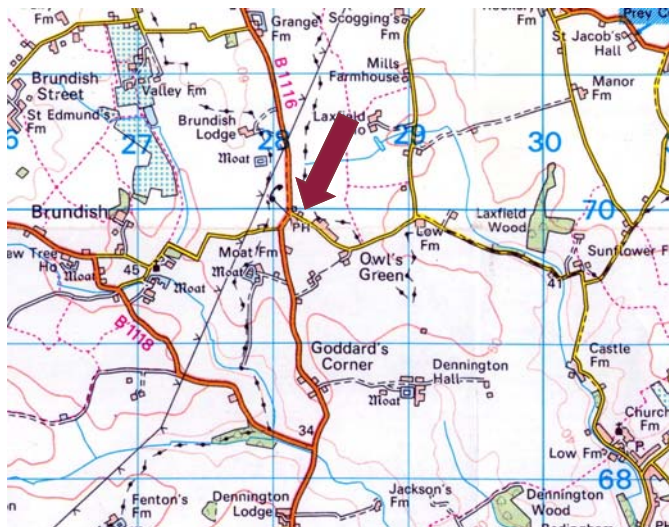


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July 2017



Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield on the B1116. After about 2.5 miles, turn right where signposted to Owls Green and White House will be found on the left hand side.



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