

A charming period cottage, that originally served as the post office, in the centre of the village and only about 300 metres from the River Deben.

Guide Price
£445,000 Freehold
Ref: P6556/J

The Old Post Office
Sandy Lane
Waldringfield
Woodbridge
Suffolk IP12 4QY



Entrance hall, sitting room, dining room, snug, study/ground floor bedroom, kitchen and wet room/cloakroom.

Spacious landing, three first floor bedrooms and bathroom.

Off-road parking.

Good size gardens to the front, side and rear.

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Location

The Old Post Office will be found in the very centre of Waldringfield, at the junction of Cliff Road and Sandy Lane and only 300 metres from the River Deben. Waldringfield is a well regarded and picturesque village located on the banks of the river. The village benefits from a primary school, well supported local church, a popular public house, The Maybush, an excellent village hall, home to numerous clubs and societies and a playingfield. There is the Waldringfield Sailing Club, the Boatyard, which provides facilities for yachts and offers trips on the river and Waldringfield Heath Golf Club.

The historic market town of Woodbridge, which is also based on the Banks of the River Deben, is approximately 5½ miles to the north, and offers a good range of shopping, schooling and recreational facilities, together with a railway station with direct links, via Ipswich, to London's Liverpool Street station. The A12 trunk road is just 4 miles to the west, and this provides good links to the county town of Ipswich, where there is a further good choice of shopping, schooling and recreational facilities, together with the mainline rail service to both London and Norwich.

Description

Originally believed to comprise three cottages from the 19th Century, The Old Post Office is a central village property, that offers wonderful scope and potential. Having been in the family's ownership for 30 years and served as the village's post office during that time, the property now warrants a programme of renovation and refurbishment, that could include substantially reconfiguring and extending the accommodation, and subject to the necessary consents.



The accommodation comprises a sitting room, which we understand originally served as the post office and is of timber framed construction, dining room, snug, study/ground floor bedroom, kitchen and wet room on the ground floor, whilst on the first floor there is a spacious landing, three bedrooms and a bathroom.

Outside there is a parking space beside the property, together with a pair of double doors that provide access to an area of hardstanding at the rear. The majority of the gardens are to the front of The Old Post Office, and facing almost due south, this area benefits from the sun throughout the day.



The Accommodation

The House

Ground Floor

A wooden front door opens into the

Entrance Hall

With window providing views through to the garden and doors off to

Sitting Room 17'5 x 12'5 (5.31m x 3.78m)

Previously used as the Post Office, this is a timber frame extension to the main property, with windows on the front side and rear elevation overlooking Sandy Lane and the gardens.



Dining Room 13' x 9'8 (3.96m x 2.95m)

With window overlooking Sandy Lane and range of fitted storage cupboards. Radiator.

Snug 15' x 10'7 (4.57m x 3.23m)

Understood to originally comprise the Sitting Room before the side and rear extension were added, and with original front door providing access to the gardens. Window providing good views and fireplace with tiled hearth. Wooden boarded floor, stairs rising to the First Floor with understairs storage cupboard, radiator and doors off to



Inner Lobby

With door to **Pantry Cupboard**, shelved recess and steps leading down to the

Kitchen 15'7 x 8' (4.75m x 2.44m)

With window on the rear elevation providing a good amount of light and fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating a stainless steel sink with mixer tap and drainer. Integral electric oven with four ring Neff hob over together with matching light and extractor hood above. Integral Neff dishwasher and undercounter fridge. Recessed spotlighting and radiator. Door to **Rear Lobby**, with fitted shelving, door providing access to the rear garden, and door to



Wet Room/Cloakroom

With WC, shower with floor drain and mounted sink with storage cupboard under. Extractor fan and radiator.

Returning to the Snug a second door provides access to the

Study/Ground Floor Bedroom 10'11 x 10'4 (3.33m x 3.15m)

With windows on the front elevation overlooking the garden and providing views towards the village street. Gas fire and radiator. Exposed chamfered ceiling timber.



Returning to the Snug a staircase rises to the

First Floor

Landing

A spacious area with window on the front elevation overlooking the garden. Range of fitted storage cupboards, access to roof space, radiator and doors off to

Bedroom One 12'11 x 10' (3.94m x 3.05m)

A twin aspect bedroom with the main window overlooking Cliff Lane. Radiator.



Rear Landing

With Velux window light providing views to the rear, fitted eaves storage cupboards and doors off to

Bedroom Two 11' x 11' (3.35m x 3.35m)

A good size twin aspect double bedroom with windows providing views to the front and side. Door to **Airing Cupboard**, door to wardrobe cupboard and radiator.



Bathroom

With suite comprising panelled bath, pedestal wash basin and WC. Radiator.



Bedroom Three 8'3 x 8' (2.51m x 2.44m)

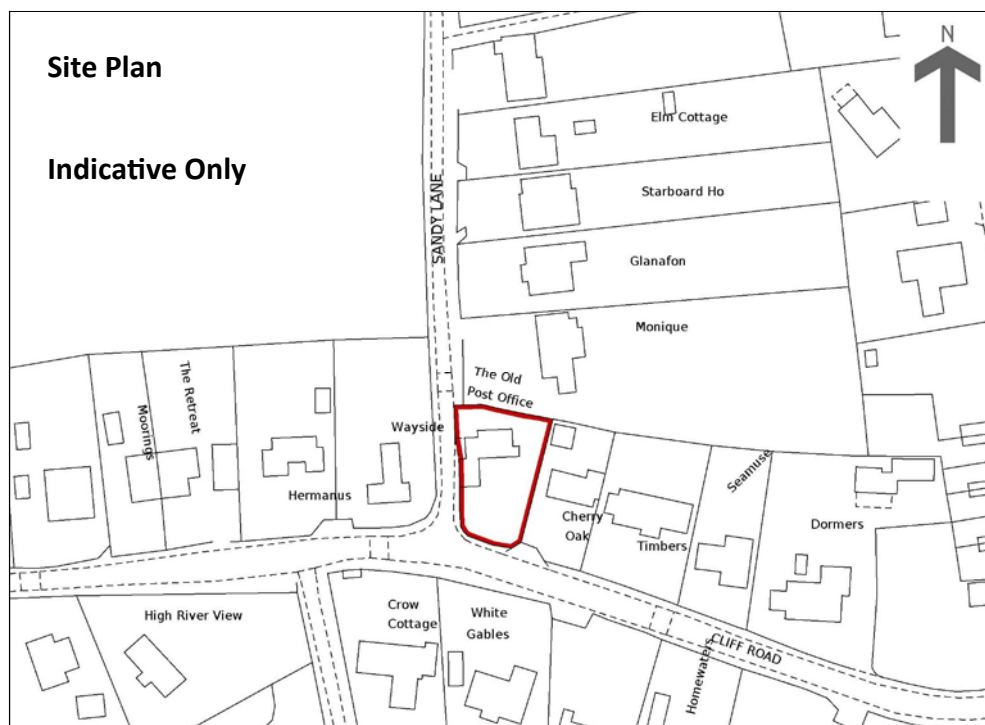
With window on the rear elevation providing views of the surrounding roofscape. Radiator.

Outside

The Old Post Office will be found in the very centre of Waldringfield, and set along the main village street at the junction with Sandy Lane. The principal entrance is to the side of the property and accessed from Sandy Lane, beside which is an area to park a car.

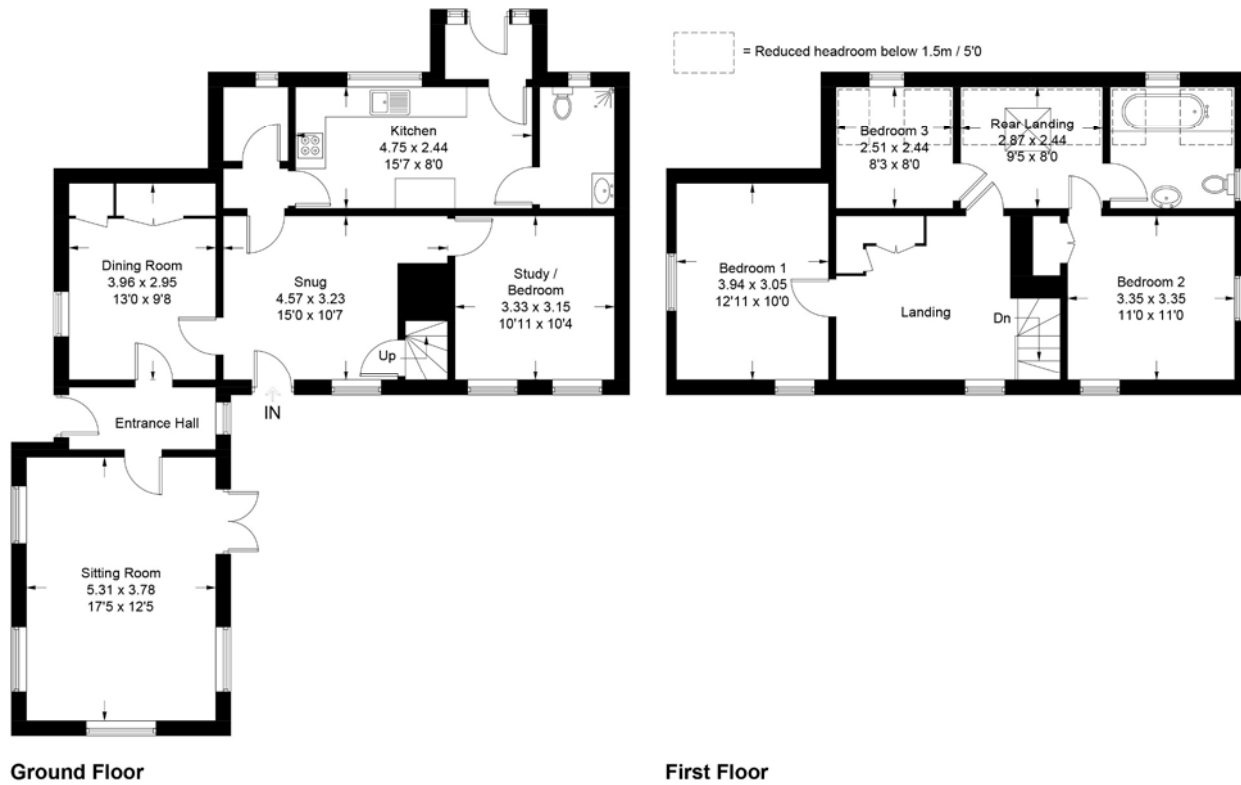
A gate set within a low level fence provides access to the front garden, which leads on to the original front entrance when the property was believed to comprise a terrace of cottages. This is a delightful area, and facing almost due south, benefits from the sun throughout the day.

The front garden is laid to grass for ease of maintenance, but includes a mature plum tree in the centre as well as an established magnolia tree and a variety of mature shrubs around the perimeter. Returning to Sandy Lane, a pair of double doors provide access to an area of hardstanding at the rear, that was previously utilised to park vehicles, and beyond this is a brick and timber outbuilding that provides useful covered storage. Beyond the parking area is a further area laid to grass and enclosed within a low level hedge, and from where access can be gained to the rear porch and kitchen.



The Old Post Office, Waldringfield

Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, electricity and drainage. Propane gas central heating.

EPC Rating = G

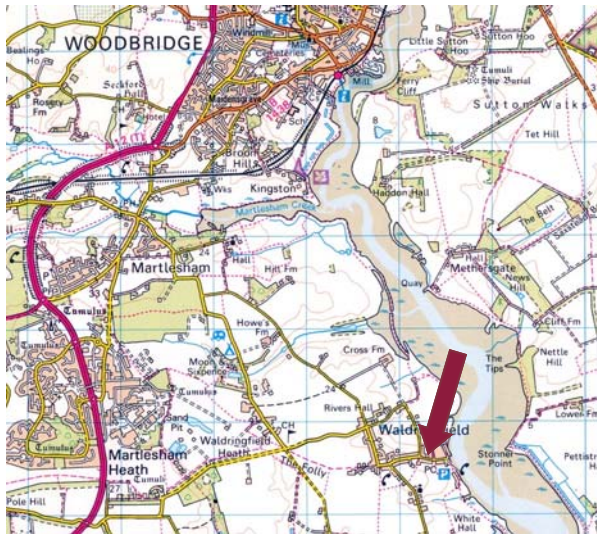
Council Tax Band F; £2,588.42 payable per annum 2020/2021

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

NOTES

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November 2020



Directions

Proceeding in a southerly direction along the A12 from Woodbridge and Martlesham, bypass the BT premises on your left, turning left at the next roundabout where signposted to Waldringfield, Brightwell and Newbourne. Proceed into Waldringfield, passing the school and the property will be found on the left hand side at the junction with Sandy Lane.



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