Peewit Cottage

Located in the quiet Grange Road on the outskirts of coastal town Felixstowe, Peewit Cottage is a charming Grade II Listed property that dates back to the 17th and 18th Century. The home features a welcoming arched front door and is surrounded by a lush and shadowy garden with shrubbery and a vegetable patch as well as a summer house.

With exposed beams and original timbers throughout, the cottage is beaming with character and has two reception rooms featuring a grand open inglenook fireplace and an additional dining room. The cottage has a flexible layout arranged over three floors and with six bedrooms in total; five on the first floor with two bathrooms and a sixth bedroom located on the second floor. The property also has a spacious double garage.

Felixstowe is an incredibly sought-after Suffolk coastal town and provides great access to the A14 with Ipswich and Colchester nearby. The town features a links golf course and a number of shops, pubs and restaurants. There is a direct train line to London’s Liverpool Street station from Felixstowe (85 minutes) and a number of good schools in the area including Orwell Park and the Ipswich School.
Features

- Grade II Listed.
- Accommodation comprises six bedrooms and is flexibly arranged over three floors.
- Spacious entrance hall, snug, sitting room, office and dining room.
- Beautifully presented front garden and private rear garden.
- Private gated driveway with double garage.

Location & Distance

- Located on Grange Road – easily accessed from the main A14 entering Felixstowe.
- Felixstowe Ferry Golf & Sailing club – 3 ½ miles.
- Ipswich – 10 miles.
- Woodbridge – 13 miles.
- Train station to London Liverpool Street via Ipswich (85 minutes)
- Located in a sought-after seaside town.
- Good schools in the area including Orwell Park, the high school at Woolverstone and the Ipswich School.
- Felixstowe offers educational, commercial and recreational facilities, in addition to a golf course and access to the water at Felixstowe Ferry.
Description

Peewit Cottage exudes charm and character with exposed beam and brick throughout, dating back to as early as the 1600's as evidenced by cuts and the angles in the timber frames, with work and extensions added in the 18th and 19th Century. The arched front door opens into the entrance hall leading to a spacious three floor home arranged in the traditional Suffolk L shape farmhouse.

The ground floor comprises a kitchen, capacious utility room, a cloakroom, pantry and hobbies room and leads to the office, sitting room, snug and dining room, with an inset stone fireplace, shelving and cupboards above and double French doors to the garden. The utility room has a sink unit with adjoining worktop as well as space and plumbing for a washing machine and dishwasher, while the kitchen has an inset steel sink unit and range of matching kitchen units, wall cupboards and a ceramic tiled floor. There is also a cellar.

The staircase leads to the first floor which houses five bedrooms and two bathrooms with an additional WC. The master bedroom is fitted with wardrobe cupboards and a large walk-in cupboard, while the family bathroom next door has a jacuzzi bath and steam shower unit, wash basin and characteristic features such as exposed beams and timbers. The second family has a bath and shower attachment, wash basin with tiled splash backs and a chrome heated towel rail. Steps up from the main landing lead to bedroom six and extensive loft space. Note that in the last four years, the hot water and electrics systems have been updated.

Garden & Grounds

The gardens are low maintenance yet add breathtaking colour and character to the property, with a large amount of unusual and intriguing fruit trees and bushes including apricot/plum hybrids, in addition to hardy kiwi vines and extensive soft fruits.

Peewit Cottage is also home to a collection of unusual flowering and scented shrubs, bulbs and tuberous perennial plants giving colour and interest throughout most of the year. There is a vegetable garden consisting of six large raised vegetable beds and a greenhouse has been constructed.
Council Tax - East Suffolk Council.

Services - Water and Electricity connected to property also including gas central heating.

Possession - Vacant possession on completion.

Viewings - Viewings strictly by prior appointment through the vendor’s sole agents

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