

# 4 MANNINGS LANE

WOOLVERSTONE, IPSWICH, SUFFOLK

JACKSON-STOPS

4 MANNINGS LANE
WOOLVERSTONE, IPSWICH, SUFFOLK IP9 1AW

TOTAL APPROX. FLOOR AREA 2,142 SQ FT / 199 SQ M

# An attractive period cottage set off a no-through lane within mature gardens and a quarter of a mile from the banks of the River Orwell



## DISTANCES

- Woolverstone village & marina – 0.5 miles
- Chelmondiston & Pin Mill – 2 miles
- A14 – 3.5 miles
- Ipswich Town Centre & Rail Station – 5 miles (London's Liverpool Street Station 70 mins)
- Manningtree Station – 9 miles (London's Liverpool Street Station 60 mins)

## FEATURES

- Pretty period cottage within 1/4 of a mile of the River Orwell
- Sitting room with library area
- Snug
- Study
- Large kitchen/dining room
- 4 bedrooms
- 2 bathrooms
- Mature gardens with woodland backdrop
- Driveway parking
- Home office/studio building
- Detached garage with additional parking provisions
- Separate garden area with vegetable beds
- Approximately 1/3 of an acre in all
- Offered with no onward chain

**Guide Price: £700,000**



## DESCRIPTION

Positioned off a no-through lane on the edge of Woolverstone village, and set within a mature landscape in close proximity to the River Orwell, the attractive property has recently been extended to provide generous accommodation exceeding 2,100 sq ft.

Believed to date from 1840 and presenting red brick elevations beneath peg tiled roofs, the property offers a double aspect sitting room with wood burning stove, sky light and connecting to the snug/playroom. Spanning the south easterly elevation is the double aspect kitchen/dining room, measuring 30ft, and offering a range of fitted units with granite work surfaces, butler sink, integrated double ovens, induction hob, limestone flooring and French doors leading to a side terrace linking to the garden.

Accessed from the kitchen is a utility room with butler sink and an external door. Completing the ground floor is the WC, and beyond the sitting room is the study with French doors to the garden.

Stairs rise to the first-floor central landing, offering the principal bedroom with fitted wardrobes and en suite shower room, along with a further three bedrooms and family bathroom.

Positioned within the garden, and wired for internet, is the home office/studio, clad in larch with bi-fold doors, offering additional and versatile use accommodation.







## OUTSIDE

The property is accessed over a shingle drive, with gate leading to the front garden, which is mainly laid to lawn and enclosed by well-stocked flower beds and shrub borders. To the front of the property is a dining terrace benefitting from afternoon/evening sun, this in turn wraps around the property, where steps lead to a raised section of garden, sub divided to provide a formal lawn, along with wildflower garden, with mature woodland backdrop.

Across Mannings Lane is a further area of the property, with gravelled parking and turning area, together with a large timber framed garage/workshop measuring 35ft x 15ft, with power and light connected. Beyond lies an area of lawned garden with greenhouse and fruit cage, and open views across the fields beyond. In all the property extends to approx. 0.4 acres.

## LOCATION

4 Mannings Lane is situated within quarter of a mile of the southern banks of the River Orwell just 5 miles to the southwest of Ipswich. The Woolverstone Marina, Royal Harwich Yacht Club and riverbank footpaths are all within walking distance and provide a range of water borne recreational opportunities.

The neighbouring villages of Chelmondiston/Pin Mill, as well as nearby Holbrook (3 miles), provide a good range of local amenities including the Butt & Oyster riverside pub, as well as local stores and a doctor's surgery. Educationally the area is well served with the neighbouring Ipswich High School within a few minutes' walk, as well as a primary, high school and The Royal Hospital School in Holbrook, together with further choices in Ipswich.

Main line rail services run regularly to London's Liverpool Street Station from both Manningtree Station (9 miles) and Ipswich station (5 miles).







## DIRECTIONS (IP9 1AW)

Driving north on the A12, turn right at the Copdock roundabout onto the A14. Taking the first sliproad signed to Ipswich turn left on the A137 and down the Wherstead Hill. On reaching the mini roundabout turn right onto the B1456. Proceed beyond Fox's Marina, passing under the iconic Orwell Bridge and proceed along 'The Strand' as it runs along the banks of the Orwell. Climb the hill and follow the road into the village of Woolverstone. Take the first left hand turn into Mannings Lane (signed as a no-through road) and continue down where No. 4 will be found on the right-hand side, with driveway parking on the left.

**What3words:** ///rosette.handle.rejoins

## PROPERTY INFORMATION

**Services:** Mains electricity & water are connected. Drainage to a private system. Electric heating system.

**Mobile:** Ofcom reports a good to variable service from the main providers.

**Broadband:** Ofcom reports standard broadband is available at the property.

**EPC:** E

**Council Tax:** Band B. Babergh District Council.

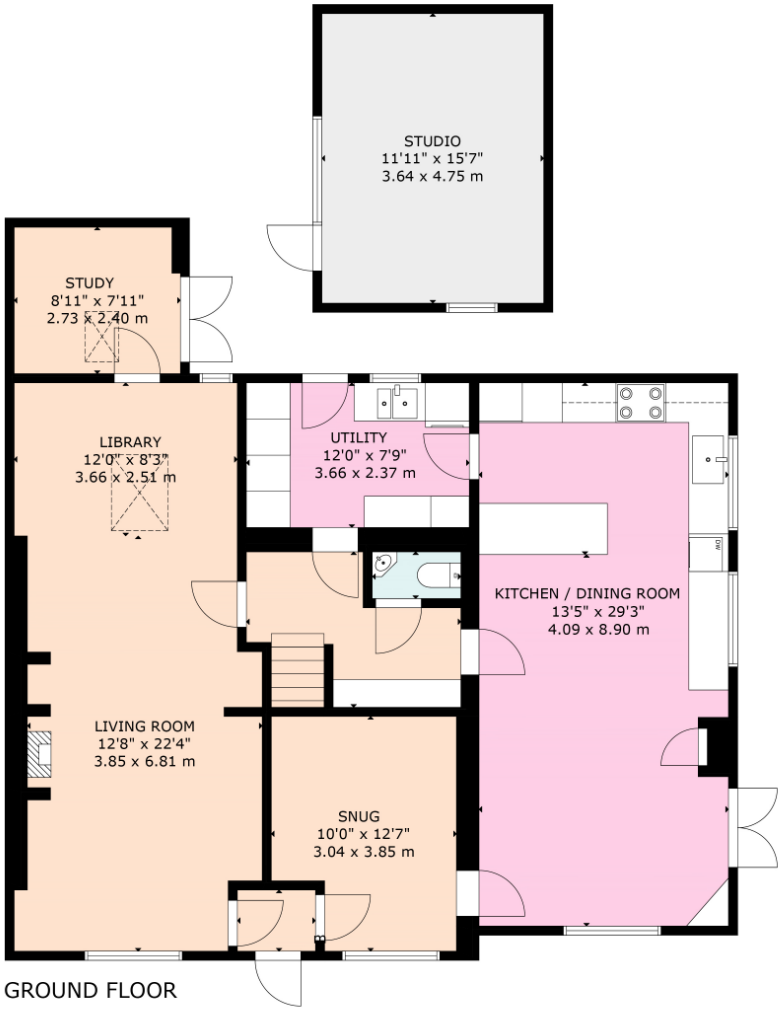
**Tenure:** Freehold with vacant possession at completion.

**Fixtures & Fittings:** Items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

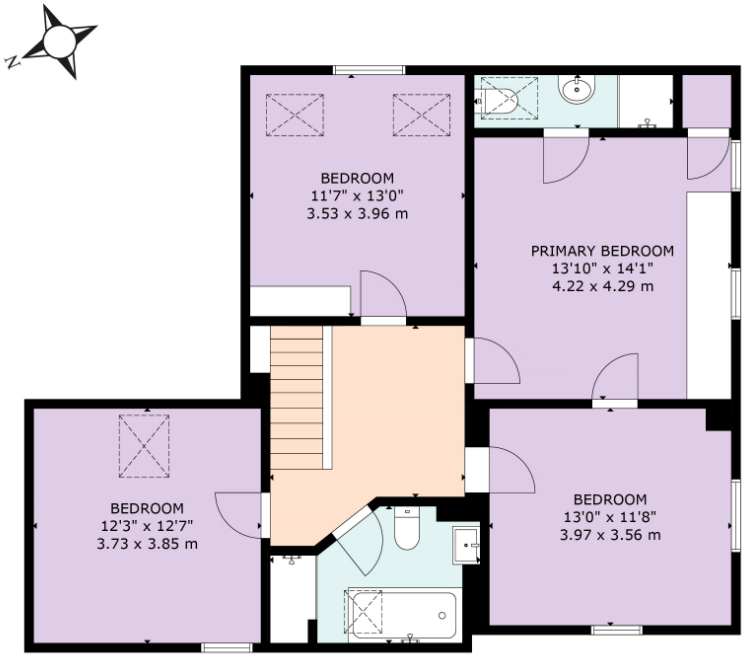
Viewings By appointment with Jackson-Stops
Tel. 01473 218218.

# MANNINGS LANE, WOOLVERSTONE

Total Approximate Internal Area: 199m sq/ 2142 sq ft
Garden Studio: 17m sq/ 186 sq ft




GROUND FLOOR




FIRST FLOOR

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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