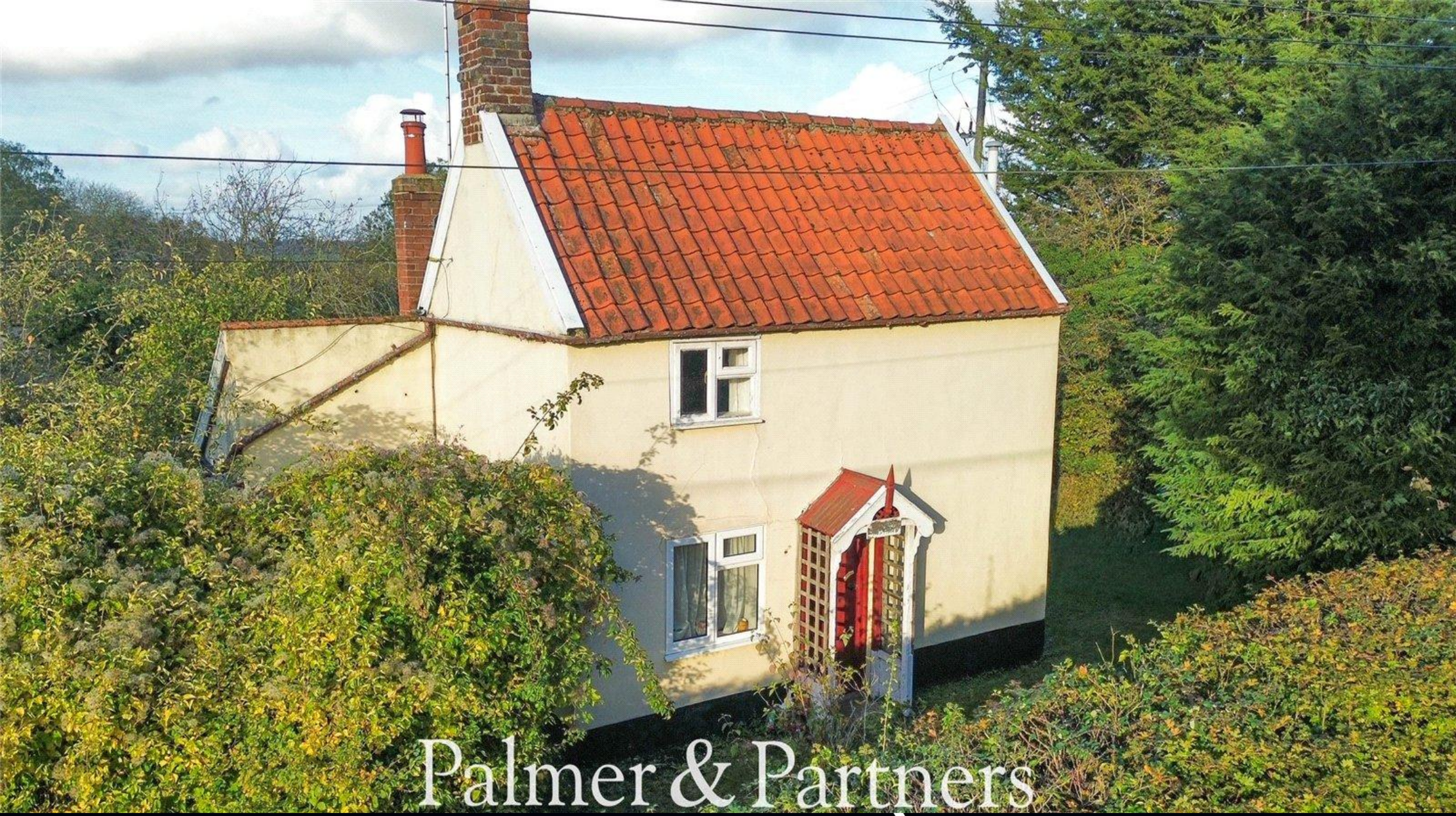


Mill Road, Peasenhall, Suffolk, IP17
2LW
Guide Price £275,000

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- Detached Cottage
- One Acre Plot (To Include The Meadow) Subject To A Measured Survey
- Two Reception Rooms Both With Open Fires
- Kitchen
- Ground Floor Bathroom
- Master Bedroom & Landing Bedroom
- Oil Fired Central Heating To The Ground Floor (Installed In Approx 2020)
- Outbuilding
- Off-Road Parking
- Viewing Highly Recommended



A rare opportunity to purchase this two-bedroom detached cottage situated on a substantial plot believed to be approximately one acre (subject to a measured survey). The property has been in the family since around the late 1930's and benefits from oil fired central heating to the ground floor, off-road parking for several vehicles, there is a substantial outbuilding as well as a large meadow beyond the formal gardens. We have been advised by the owner that there is mains drainage. The property is in need of updating but offers huge potential with scope for development and extension, subject to planning permissions. As the vendors chosen sole agent early viewing is highly recommended to avoid disappointment. The accommodation on offer comprises lounge, bathroom, dining room, kitchen and two bedrooms on the first floor.

Peasenhall is a popular village located approximately four miles from Yoxford, offering good access to the A12 commuter trunk road, and approximately six miles from Saxmundham, offering rail services to London Liverpool Street station. The village has a selection of shops and cafes and is surrounded by the beautiful Suffolk countryside offering plenty of opportunity to leisurely walks.

Outside: There is off road parking for several vehicles. The front is laid predominately to lawn and is enclosed by hedgerow and there is a storm porch.
Front Door: Wooden entrance door into:
Lounge: *11'7" x 11'5" (3.53m x 3.48m)* Double-glazed window to the front aspect, open fire, radiator, stable latch door to lobby and stable latch door to staircase. Sliding door to:
Bathroom: Three-piece suite comprising panel enclosed





bath, pedestal hand wash basin and low flush WC, obscure double-glazed window to the side aspect and tiling to splashbacks.

Dining Room: *11'3" x 9'8" (3.43m x 2.95m)* Two radiators and single glazed window to the rear aspect and open fire. Wooden door to:

Lobby: Wooden construction with wooden door out to the rear garden.

Kitchen: *9'8" x 8'2" (2.95m x 2.5m)* Stable latch door, double glazed window to the front aspect, wooden door out to the side garden, fitted with a base unit, inset single sink and drainer, plumbing for washing machine, three wall mounted units as well as a storage cupboard, vinyl floor covering, radiator and tiling to splashback.

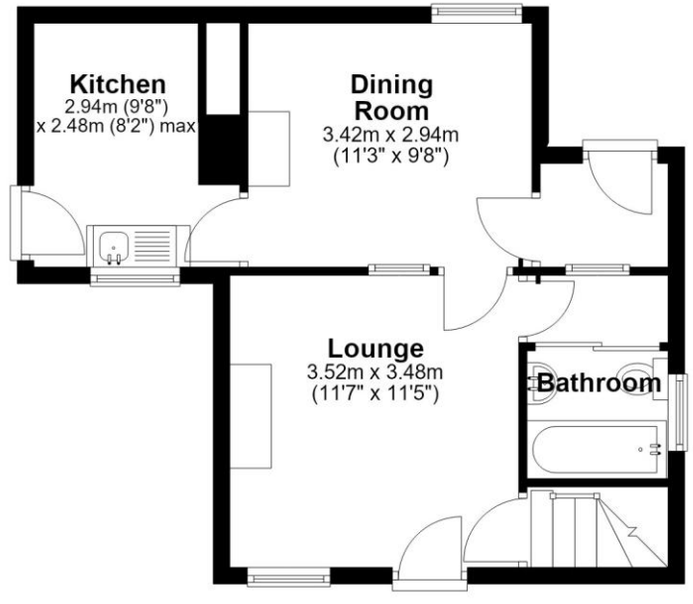
Bedroom: *8'11" x 7'9" (2.72m x 2.36m)* Double-glazed window to the side aspect and over stairs recess. Through to:

Bedroom: *11'7" x 10'6" (3.53m x 3.2m)* Single glazed window to the front aspect.

Outside – Rear: The wrap around gardens has a variety of fruit trees and it is predominately laid to lawn. Beyond the formal garden is an extensive meadow, there is an oil tank and an outbuilding with a stable door which has two rooms.

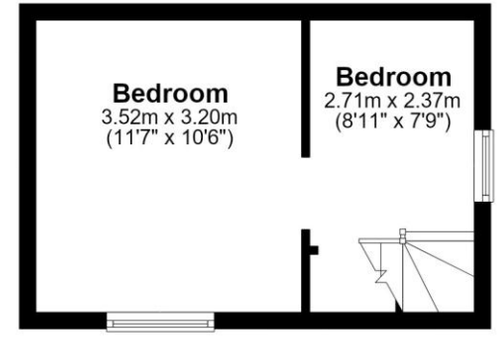
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.2 sq. feet)



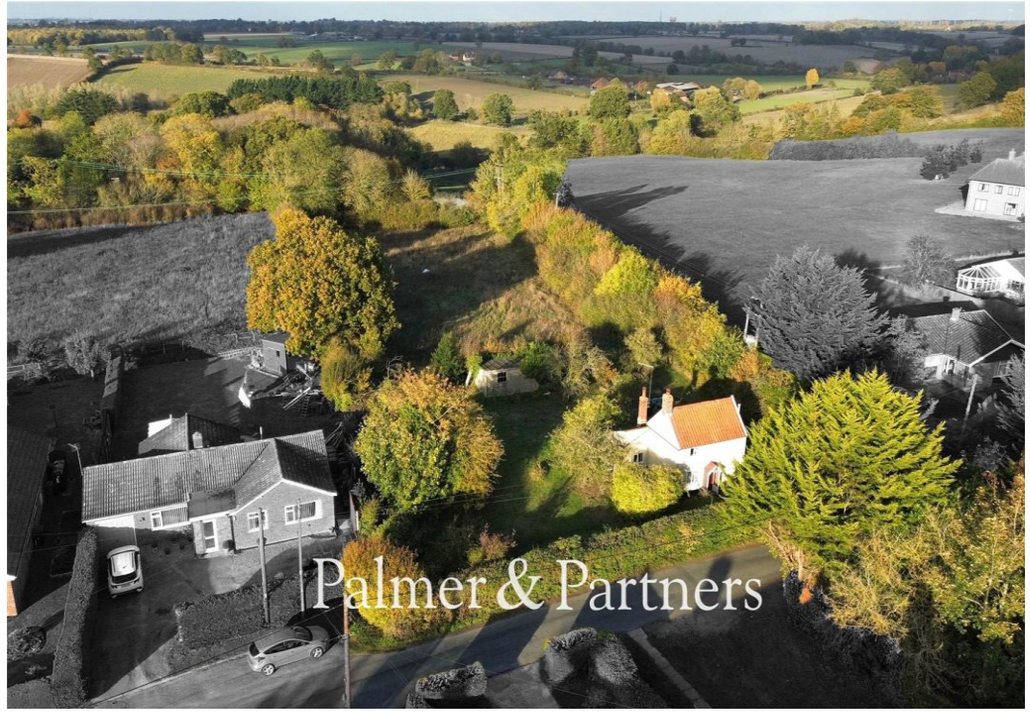
Total area: approx. 58.5 sq. metres (629.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: C





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

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