

A thatched period cottage with spacious and flexible accommodation, located in the heart of the popular and desirable village of Laxfield.

Guide Price
£575,000 Freehold
Ref: P7065/B
The Old Cycle Shop
Market Street
Laxfield
Woodbridge
Suffolk IP13 8DR



Entrance porch, sitting room, kitchen/breakfast room, dining room, snug/occasional bedroom 4, office, utility room, bedroom three and shower room.

Two first floor bedrooms and a family bathroom.

Front and rear gardens.

Contact Us



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Location

The Old Cycle Shop is located in the heart of the popular and well regarded village of Laxfield. Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

Description

The Old Cycle Shop is a charming period cottage, which has been fully refurbished. The accommodation is flexible and well thought-out, with attention to detail being evident throughout. On the ground floor there is a sitting room, dining room (which was formerly the old cycle shop), well-fitted kitchen/breakfast room, which opens out onto a south-easterly facing terrace, a snug/occasional bedroom 4, utility room, office, bedroom three and a shower room. Bedroom three could be utilised as a self-contained annexe or home office. On the first floor there are two double bedrooms and a family bathroom.

Outside, the property has cottage-style gardens to the front and rear, the latter offering stunning elevated views across meadows beyond. Planning permission is in place for a rear extension. However, this is subject to building regulations approval and a party wall agreement as set out in the Party Wall etc Agreement Act 1996. A copy of the Decision Notice together with consented plans are available from the agent upon request.



The Accommodation

The House

Ground Floor

A front door opens to the

Entrance Porch

Brick flooring and window to side. An oak door opens into the

Sitting Room 23' x 10'10 (7.01m x 3.30m)

With reception area. Windows to front with plantation shutters. Exposed ceiling timbers and wooden flooring (a mixture of oak mahogany and teak). Radiators. A fireplace recessed woodburning stove with oak bressummer over. A Georgian-style drinks cabinet to side with cupboard under. Built-in understairs cupboard. A part glazed door leads into the



Dining Room 16'8 x 14'3 (5.08m x 4.34m)

Formerly the cycle shop. Bay window to front with plantation shutters. Oak stable door to front. Brick flooring, radiator and exposed ceiling timbers. A step leads down to



Snug/Bedroom Four 10'9 x 9' (3.28m x 2.74m)

Sash window to side. Radiator. A door and steps lead down to the



Utility Room 13' x 8'6 (3.96m x 2.59m)

Double doors leading to the exterior and further double doors leading to the rear garden. Exposed floorboards. Built-in cupboard with oil-fired boiler. Oak worktops. Space and plumbing for appliances. A door leads through to



Office 9' x 8'6 (2.7m x 2.4m)

Window to side overlooking the garden. Exposed floorboards. Radiator. Door to

Bedroom Three 13' x 8'6 (3.9m x 2.59m)

A dual-aspect room with windows to side and rear. Vaulted ceilings with Velux window to side. Exposed floorboards. Radiator.

From the sitting room, a part glazed door and steps lead down to the

Kitchen/Breakfast Room 23'2 x 9' (7.06m x 2.74m)

Recently replaced UPVC windows to rear and glazed door leading out to the terrace. Velux windows and vaulted ceilings. Matching range of fitted wall and base units with oak worktops incorporating a one and a half bowl ceramic sink unit with single drainer to side, mixer tap over and tiled splashback. Fitted SMEG self cleaning, dual oven electric cooker with induction hob (available by separate negotiation). Integrated dishwasher and fridge freezer. Monarch water softener. Travertine-style flooring. A door leads into a



Lobby

Internal windows. Larder cupboard and stairs that rise to the first floor landing. A door opens to the

Shower Room

Window to rear. Built-in shower quadrant with tiled surround, mains fed shower over and glass sliding doors. Wall-hung basin with mixer tap over and tiled splashback. Close coupled WC. Part panelled walls, shelving, recessed lighting, travertine-style flooring and column towel radiator.

Stairs from the lobby rise to the

First Floor

Landing

Dormer windows to front and plantation shutters. A useful range of bespoke units with drawers and cupboards. Recessed lighting. Doors opening to the bedrooms and family bathroom.

Bedroom One 14'6 x 11'6 (4.42m x 3.51m)

A triple-aspect room with dormer windows. Exposed timbers and built-in wardrobes with hanging rails. Radiator. Eaves storage. Mains electric box.



Bathroom

Dormer window to rear. Fitted bath with ornate mixer tap over and tiled surround. Vanity basin with mixer tap over and cupboards under. Hidden cistern WC with oak shelf above and drawers to side. Built-in shower cubicle with mains fed shower over and glazed concertina door with tiled surround. Recess with shelving, exposed floorboard, recessed lighting and access to loft.



Bedroom Two 11'4 x 11' (3.45m x 3.35m)

A dual-aspect double bedroom with dormer windows to front and rear. Exposed timbers and floorboards. Radiator.



Outside

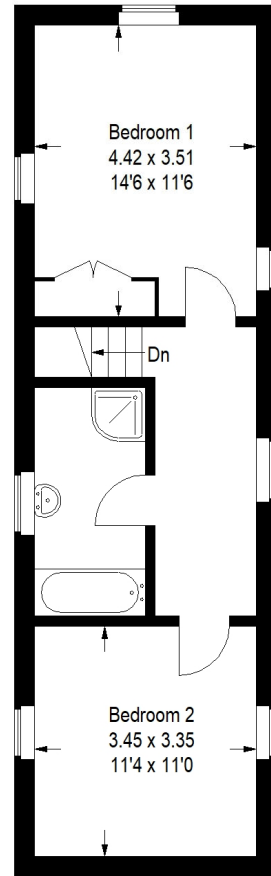
A gate to the front of the property opens to a pathway that leads across the garden to the front door. This area is enclosed by picket fencing and mainly laid to lawn with shrub and flower borders.

The garden to the rear is enclosed by panelled fencing with well-stocked borders containing an eclectic mix of flowers and shrubs. A south facing paved terrace with pergola over abuts the rear of the property and benefits from elevated views over the meadows beyond. Steps lead down to the lawned area where there is a large timber shed with oil tank behind and storage area. At the bottom of the garden is a vegetable area with raised beds and a gateway that leads to a tributary of the River Blyth. There is also a further timber shed and log store.

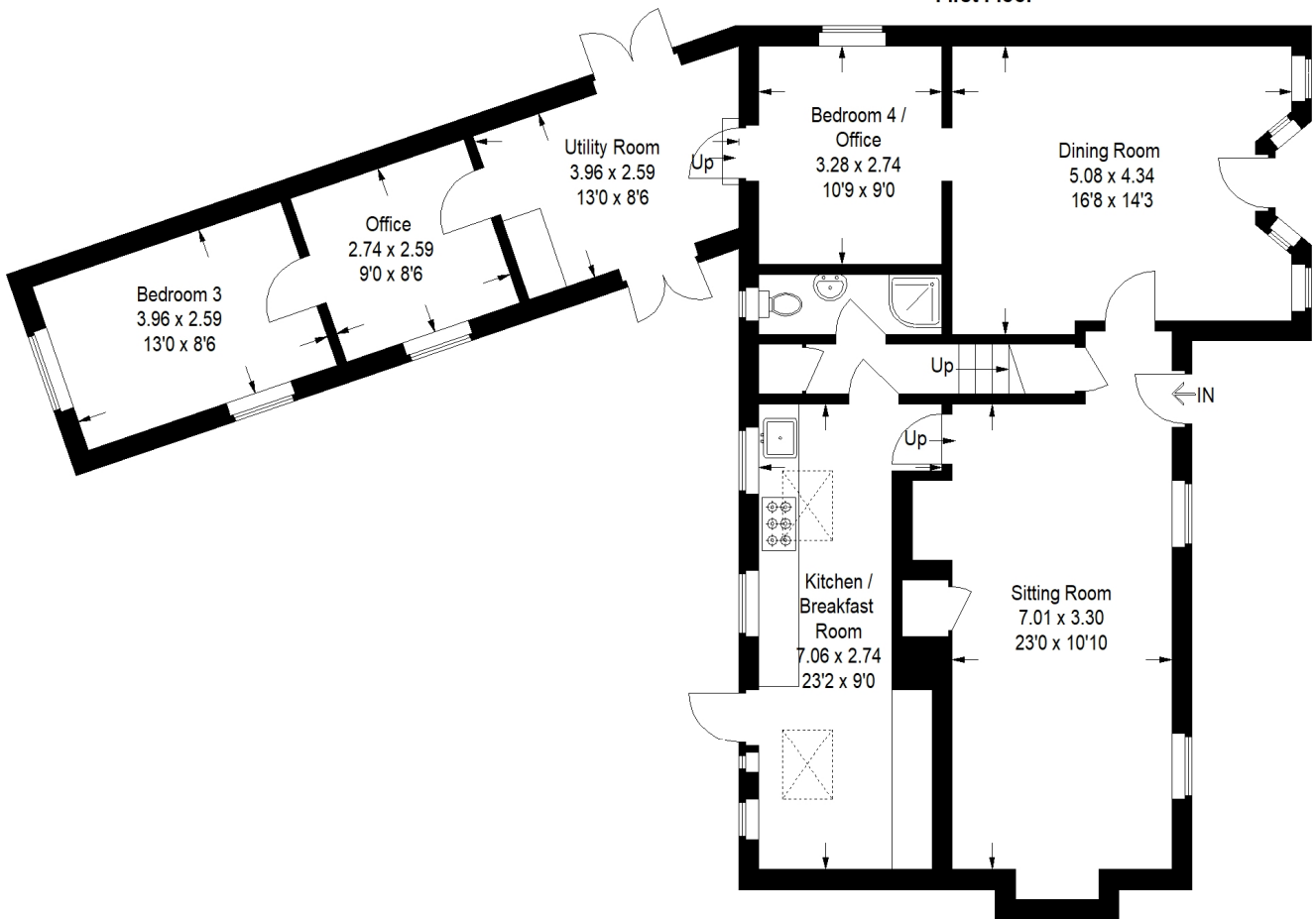


The Old Cycle Shop, Laxfield

Approximate Gross Internal Area
156.9 sq m / 1689 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil fired boiler serving the central heating and hot water system.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F (37)

Council Tax Band C; £1,884.57 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

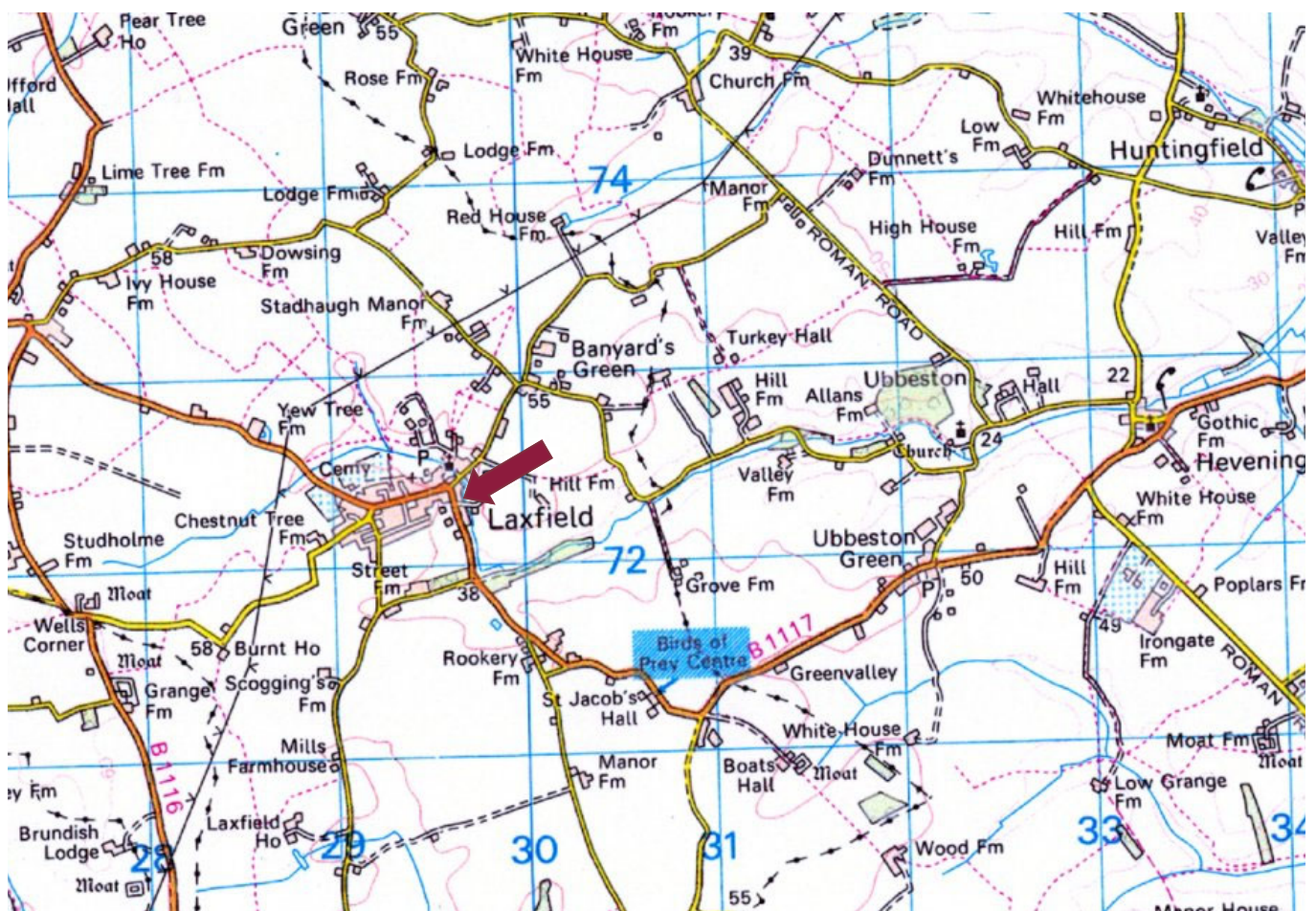
3. The vendor is an employee of Clarke & Simpson

July 2024

Directions

From the centre of Laxfield, with the Co-op and church on your left, take the left hand turn just after The Royal Oak public house and The Old Cycle Shop can be found on your right.

For those using the What3Words app: [///trp.games.newlywed](http://trp.games.newlywed)



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