

*A pretty, two bedroom cottage  
situated in the village of Tunstall,  
close to Snape Maltings and Orford.*

Guide Price  
£167,500 Freehold  
Ref: P7403/C  
Church Hall Cottage  
Orford Road  
Tunstall  
Suffolk  
IP12 2JA



Kitchen/Dining room, sitting room, two bedrooms and bathroom.  
Rear garden.  
On-road parking.

Contact Us



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*And The London Office*  
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London SW1A 1NS

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## Location

Church Hall Cottage sits in Orford Road within the popular village of Tunstall. The village benefits from a public house and is only a short distance from Tunstall Forest. It is ideally located for access to other villages such as Snape (2.5 miles) with its internationally renowned concert hall, and Orford with its castle (5 miles). The town of Woodbridge is only 7 miles. Woodbridge offers a comprehensive range of shops, businesses, restaurants and recreational facilities including a swimming pool and golf course together with excellent schooling in both the state and public sectors. Campsea Ashe railway station is only 2.5 miles from the property and here there are services direct to London's Liverpool Street station. The County town of Ipswich is approximately 13.5 miles from Tunstall.

## Description

Church Hall Cottage is a semi-detached dwelling of predominantly brick construction under a tiled roof.

It has been used as a holiday home/second home for many years and is situated in an excellent location for access to Snape Maltings, Orford, Woodbridge, Framlingham and the A12. A stable style door leads into a kitchen/dining room. This has high and low level wall units and there is a freestanding bottled gas oven, and a woodburning stove that has a back boiler that serves the radiators. A door leads into a dual aspect sitting room with stairs up to a landing bedroom. This can be used as a double and has velux windows. Off this is a second double bedroom with lovely views over the road onto an adjacent meadow. In addition, there is a bathroom with bath, WC, handwash basin and airing cupboard with hot water cylinder.

There is no parking at the property but generally speaking, it is possible to park on the road in a small layby. A path provides access to the cottage itself and to the rear is a courtyard enclosed by a brick and flint wall and also a shed that provides access to the main garden. This is fully enclosed and contains shrubs and a small feature pond. It measures approximately 55' x 15'.













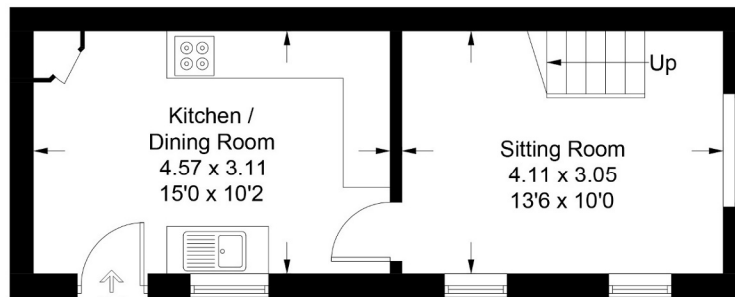




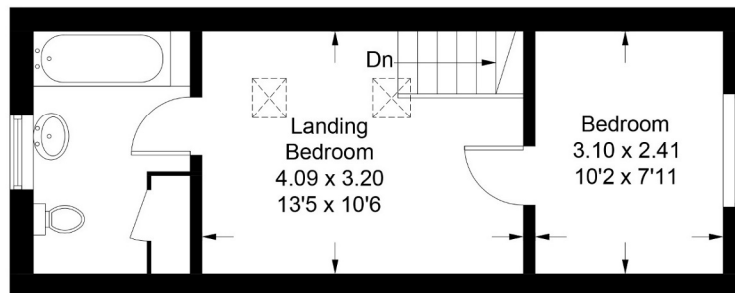


# Church Hall Cottage, Tunstall

Approximate Gross Internal Area = 54.7 sq m / 589 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Bottled gas for the cooker. Woodburning stove with back boiler serving the radiators.

*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

*Council Tax* Band B ; £1,612.50 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

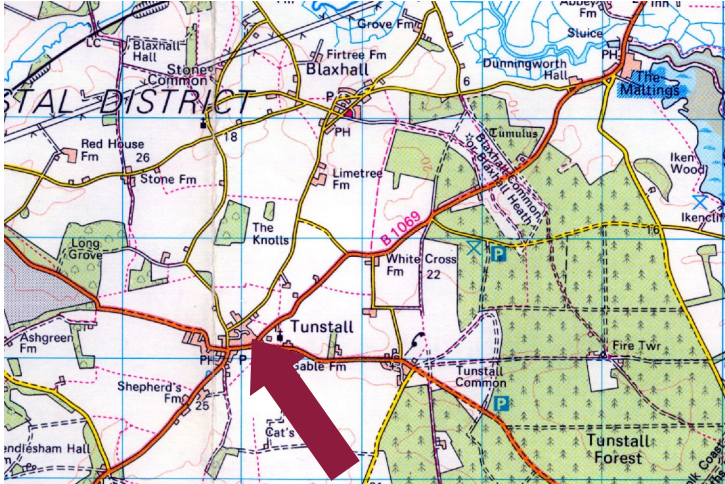
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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 Property has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*August 2024*





## Directions

Entering Tunstall from the west on the B1078, turn left at the T-junction by the Green Man public house following the road towards Orford. Just before the left turn signposted to Snape, Church Hall Cottage will be found on the left.

What3Words location: /// ridge.crusted.forgotten



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