

A charming two bedroom 'chocolate box' period cottage situated in an idyllic rural position within walking distance of the village pub.

Guide Price
£329,000 Freehold
Ref: P7234/C

'Bluebell Cottage'
3 Watermill Cottages
Mill Lane
Kettleburgh
Suffolk
IP13 7JS



Hallway, downstairs shower room, kitchen, sitting room and dining room.

Two first floor double bedrooms and store room.

Garden with summerhouse and store room.

Off road parking.

Contact Us



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Location

Kettleburgh is a popular village with a church, a village hall, village green and well respected pub, The Chequers. There is a foot path directly from the cottage to the pub. The village is just three miles from the market town of Framlingham, best known locally for its fine Medieval Castle and good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, a medical centre, public houses and restaurants. The Suffolk Heritage Coast is within about 15 miles. Woodbridge is about 9 miles and provides additional services. The County town of Ipswich lies about 15 miles to the south-west and from here regular rail services to London's Liverpool Street station are scheduled to take just over the hour.

Description

Bluebell Cottage is a charming two bedroom link-attached cottage, forming part of the adjacent Medieval Hall House. It sits in an idyllic position near the banks of the river Deben. Much of the roof has a Norfolk Reed thatched roof with a straw ridge. Internally, the cottage is of predominantly timber framed construction with rendered elevations. As well as an equipped kitchen and downstairs shower room there is a sitting room with flagstone flooring and fire and also a dining hall. On the first floor are two double bedrooms and a shower room. Throughout the cottage there are double glazed led light timber windows. Externally, the garden wraps round the house which is predominantly enclosed by Yew hedging. As well as a summerhouse, there is a store/utility building.

The Accommodation

The Cottage

Ground Floor

A stable style door opens to the

Rear Hallway

Tiled flooring. Radiator. Doors to the kitchen and to the

Shower Room

East facing double glazed window. Shower, WC and hand wash basin. Tiled flooring.



Kitchen 11'6 x 10'11 (3.51m x 3.33m)

East facing double glazed window to the side of the property. A range of eye level and base level kitchen units with grey marble effect work surface that incorporates a one and a half bowl sink with drainer and mixer taps above. Single oven and four ring halogen hob above with extractor fan. Integral fridge, plumbing for a dishwasher. Radiator. Exposed timbers. A door opens to the



Sitting Room 12'4 x 11'0 (3.76m x 3.35m)

East and west facing double glazed windows. A delightful dual aspect room with an open fireplace. Exposed ceiling timbers. Flagstone flooring. Radiator.



Stairs to the first floor landing and steps up to the

Dining Hall 14' x 10' (4.27m x 3.05m)

Door to the exterior flanked on both sides by south facing windows. Flagstone flooring. Radiator. A door opens to the boiler cupboard which is home to the ground source heat pump.



First Floor

Landing

East facing window. Radiator. A door opens to the two bedrooms and shower room.

Bedroom One 12'9 x 10'4 (3.89m x 3.15m)

North facing double glazed windows with Juliet balcony, overlooking the rear garden and beyond. Vaulted ceiling. Radiator. Built-in wardrobes.



Shower Room

Comprising shower, WC and hand wash basin. Tiled flooring. Towel radiator.

Bedroom Two 12'5 x 12' (3.78m x 3.66m)

A double bedroom with south facing window. Vaulted ceiling with exposed timbers. Radiator. Built-in wardrobe.



Outside

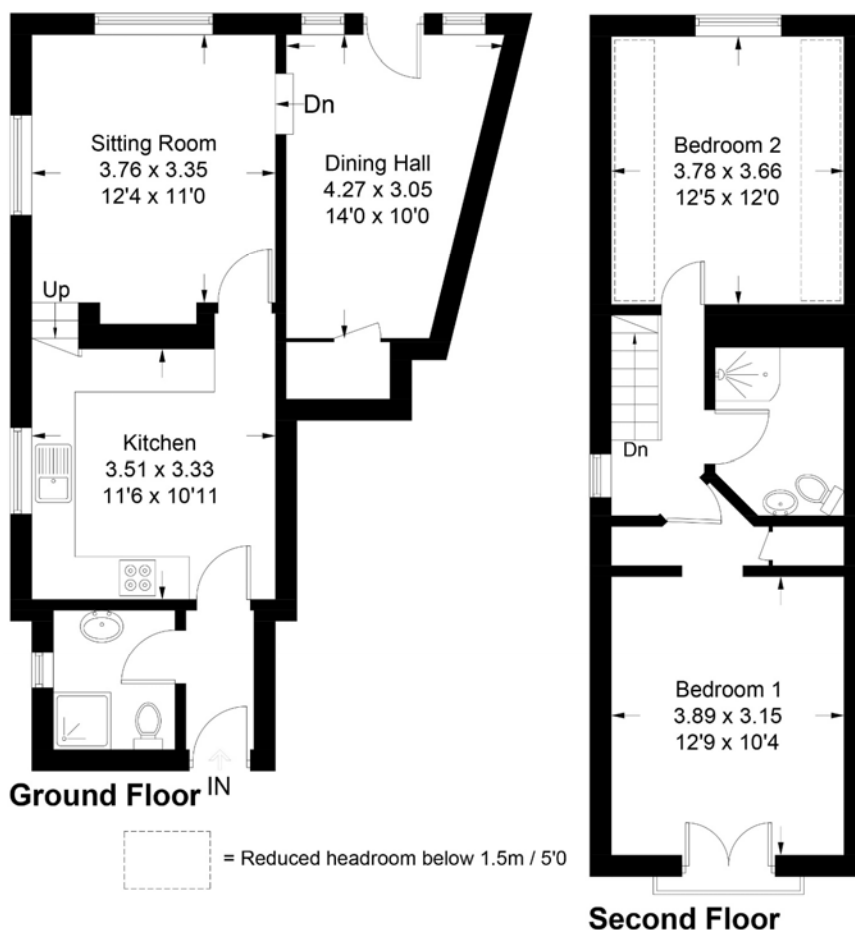
Bluebell Cottage is situated in an idyllic rural position close to the banks of the River Deben. As per the site plan within the particulars, there is designated off road parking for the property as well as visitors spaces that are shared with the adjacent cottages. From here there is access to the garden where there is a summerhouse and also a store/utility building. The garden wraps around the cottage and there is a lowered patio.





Bluebell Cottage, 3 Watermill Cottages, Kettleburgh

Approximate Gross Internal Area = 83.1 sq m / 894.5 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage connected. Ground source heat pump.

EPC = Rating D (copy available from the agents)

Council Tax Band B; £1,552.14 payable per annum 2023/2024

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. Some of the external photos used in the particulars are from previous years.

4. The exterior paint colour must remain the same.

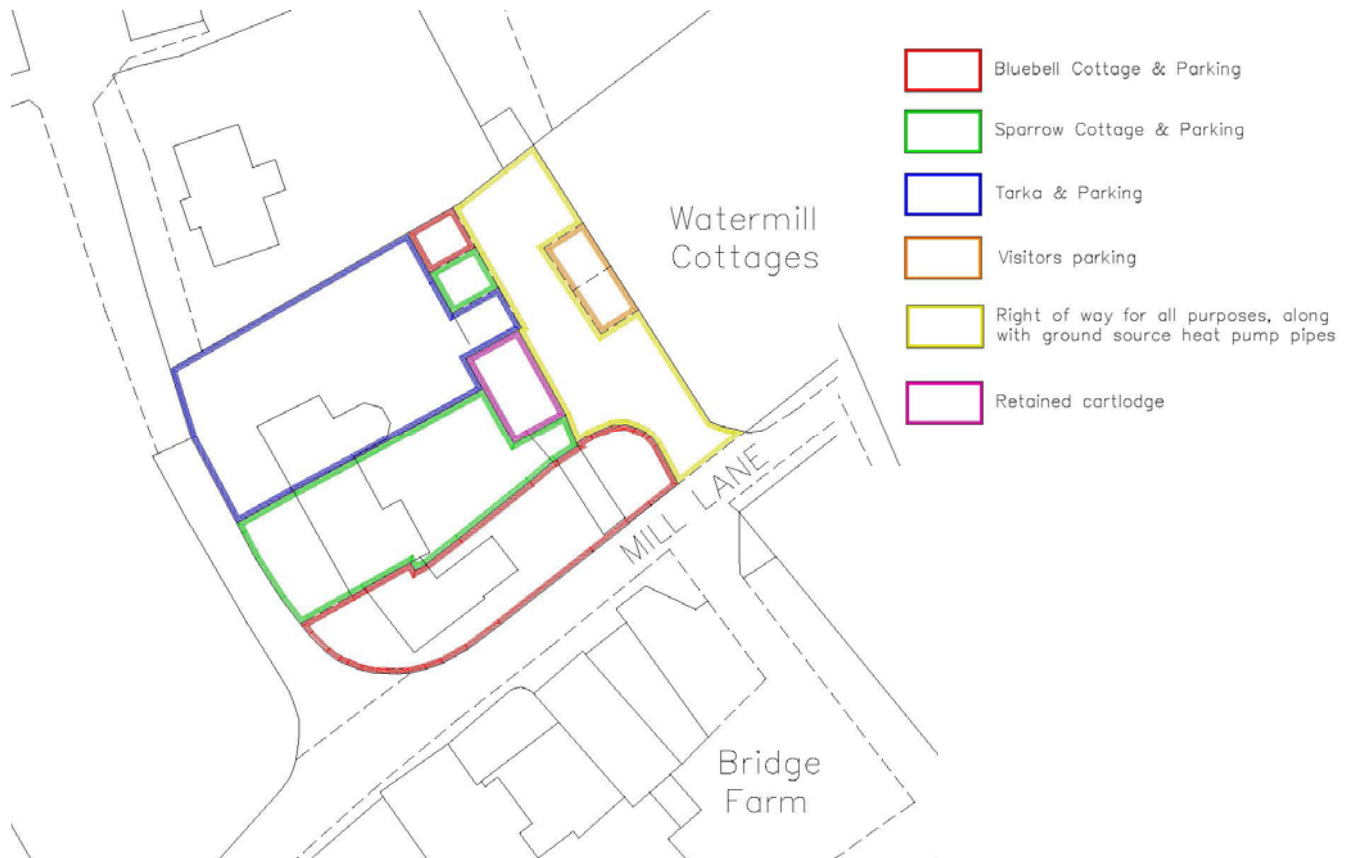
5. The property will be granted a pedestrian right of way over the drive to the front (west) to access the front garden. The front garden can only be used as a garden (not parking or alike). The house must remain painted white. The hedges must be maintained to a similar standard/height. *January 2024*



Directions

From the Agent's office, head south along the B1116, taking the second turning on the right signposted Kettleburgh. Continue for approximately two miles into the centre of the village and turn left at the T junction. Proceed past the pub and then take the lane on the right towards Hoo and Charsfield. Bluebell Cottage is a short way along on the right hand side. The designated parking space is as per the site plan within the particulars, and in addition are visitors parking spaces.

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