

*An extended three bedroom cottage,  
situated on a small lane within  
walking distance of the centre of  
Charsfield.*

Guide Price  
£425,000 Freehold  
Ref: P7393/C

Cinnabar Cottage  
Chapel Lane  
Charsfield  
Suffolk  
IP13 7PX



Hall, sitting room, dining room, kitchen and utility room.  
Ground floor bedroom and en-suite shower and cloakroom.  
Two first floor bedrooms and bathroom.  
Off road parking, home office and gardens.  
In all extending to 0.25 acres

Contact Us



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## Location

Cinnabar Cottage is situated on Chapel Lane which is a small by-road within walking distance of the centre of the village. Charsfield has a primary school, and first class playing fields with tennis courts and children's playing equipment. The property is located in an excellent position for access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

## Description

Cinnabar Cottage is a semi-detached period dwelling that has been significantly extended in recent decades. The original cottage is of timber, brick and flint construction and is believed to date from the 19th Century. It has the advantage of not being listed, but benefits from period features. The new extensions are of brick and block construction, again with some flint elevations under a tiled roof. The property benefits from an oil fired central heating system and UPVC double glazed windows throughout.

From the side of the cottage a door opens into the glazed hall which leads into the dining room. Off this is a shelved pantry, access to the sitting room and steps leading up to the kitchen. This newer addition to the house has a vaulted ceiling, window, French doors to the exterior and skylight. It is fitted with high and low level units and has space and plumbing for a dishwasher, fridge/freezer and bottled gas stove. In addition, is a wood burning stove. Off the kitchen is a dual aspect utility room with door to the exterior. This is also home to the oil fired boiler and has plumbing for a washing machine and tumble dryer. A door leads to the principal ground floor double bedroom. This has sliding doors opening to the garden and enjoys lovely views. It benefits from a fitted wardrobe and there are doors off to a shower and also a cloakroom with WC.

The sitting room has a stable style door to the exterior as well as windows with undulating views. There is a brick fireplace housing the wood burning stove and stairs to the first floor landing. Off this are two double bedrooms, both with fitted wardrobes and windows. In addition is a bathroom with WC, hand wash basin and bath with shower above.

To the front of the property is a garden with brick paved parking for one or two vehicles. There is access to the rear garden where there is a patio area, lawn and feature pond. This lovely area also has an abundance of trees as well as being home to a raised deck and garden sheds. There is a home office or garden room with veranda to the front.



















# Cinnabar Cottage, Charsfield



Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil fired central heating. Bottled gas for the stove.

*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 (copy available from the agents upon request)

*Council Tax* Band B; £1,614.99 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.

*July 2024*



## Directions

From the A12 at Woodbridge, proceed north and take the Wickham Market exit. Proceed through Wickham Market, turning left on the B1078 towards Charsfield and turn right into Charsfield itself. Just before the Baptist Church on the right hand side, turn right onto Chapel Lane and pass the playing fields on the left, proceed up the hill where Cinnabar Cottage will be found a short way along on the right hand side.

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