

A charming two bedroom, end of terrace, red brick Victorian cottage, a short drive from the popular village of Wickham Market and the market town of Framlingham.

Guide Price
£285,000 Freehold
Ref: P7339/B

1 Long Row
Hacheston
Woodbridge
Suffolk
IP13 0DU



Entrance hall, sitting room, kitchen/dining room, boot room, two double bedrooms, one with en-suite WC and first floor bathroom. Off-road parking.

Large enclosed garden to rear.

Rural views. Village location.

Contact Us



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Location

1 Long Row, Hacheston is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its new village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

Description

1 Long Row is a charming, two bedroom, end of terrace, red brick Victorian cottage, with brick elevations under a pitch tiled roof. The property offers well laid out accommodation, including entrance hall, sitting room, kitchen/dining room, boot room, two first floor double bedrooms, en-suite WC and family bathroom. To the rear of the property is a cottage garden extending to approximately 100' and abutting farmland to rear. To the front of the property there is an allocated parking space on a shared gravel driveway. The property benefits from oil fired central heating and some double glazing. The property would make a perfect first time purchase, weekend bolthole or full time residence.

The Accommodation

Entrance Hall

With wall mounted radiator and stairs that rise to first floor landing. Window to side. Stripped pine door off to the sitting room.

Sitting Room 13' x 12' (3.96m x 3.66m)

With double opening casement windows to front. Built in understairs cupboards. Ornate feature fireplace with decorative tiles and pine mantel surround with a tiled hearth, with recessed electric fire.



Kitchen/Dining Room 17' x 10' (5.18m x 3.05m)

A refitted kitchen which was installed in 2022 with double opening casement windows to the rear and French style doors which open into the rear boot room. There are a matching range of fitted wall and base units, with one and a half bowl stainless steel single drainer sink with mixer tap over and tiled splashbacks to roll top work surfaces. There is a four ring electric hob with electric oven under and extractor filter over. Space and plumbing for washing machine and space for appliances. Floor mounted oil fired boiler and wall mounted radiator. Wall mounted lights. French style doors that open into the boot room.



Rear Boot Room

With vaulted ceilings and partially glazed door to rear garden with windows to both sides.

First Floor

Bedroom one 14' x 10'7 (4.27m x 3.23m)

Double bedroom with double opening, casement window to front. Wall mounted radiator and built in double wardrobe with cupboards above.



En-Suite WC

With sash style window to front. Wall hung basin, low level WC and tiled splashbacks. Electric wall mounted heater.

Bedroom Two 11'7 x 9'2 (3.53m x 2.79m)

A further double bedroom with double opening casement windows with wonderful views overlooking a pretty cottage garden and farmland to rear. Wall mounted radiator.



Family Bathroom

Double opening casement windows. Bath with ornate mixer tap over and shower attachment with tiled surround and glass screen. Close coupled WC and hand wash basin with cupboard under and tiled splashbacks. Wall mounted radiator and extractor fan.



Outside

The property is approached from the highway via a shared driveway and parking area which serves the four cottages with a parking space for number one immediately outside the property. To the side of the property there is gated access which leads to the rear and immediately behind the property there is a paved sunken terrace. There is a red brick outbuilding which provides useful storage for gardening equipment and other items. In addition is the oil tank and an outside tap. There is a further outbuilding to the rear.

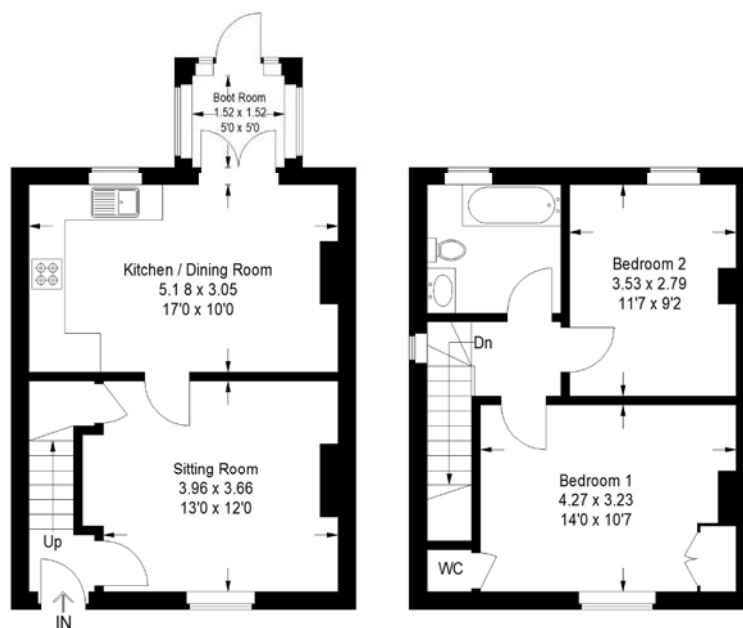
There are steps up from the terrace that lead to the rear garden with terraced beds. The garden to rear which is approximately 100' x approximately 20' is mainly laid to lawn with established shrubs and fruit trees and enclosed by hedging and closeboard fencing. The gardens abutt farmland to rear, where the views are exceptional.





1 Long Row, Hacheston

Approximate Gross Internal Area
74.5 sq m / 802 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Drainage is via a private septic tank - (please note that whilst it is believed that the septic tank has worked in a satisfactory manner for many decades, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant. This has been taken into account in the guide price).

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 = E (copy available from the agents via email)

Council Tax Band B; £1,620.23 payable per annum 2024/2025

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

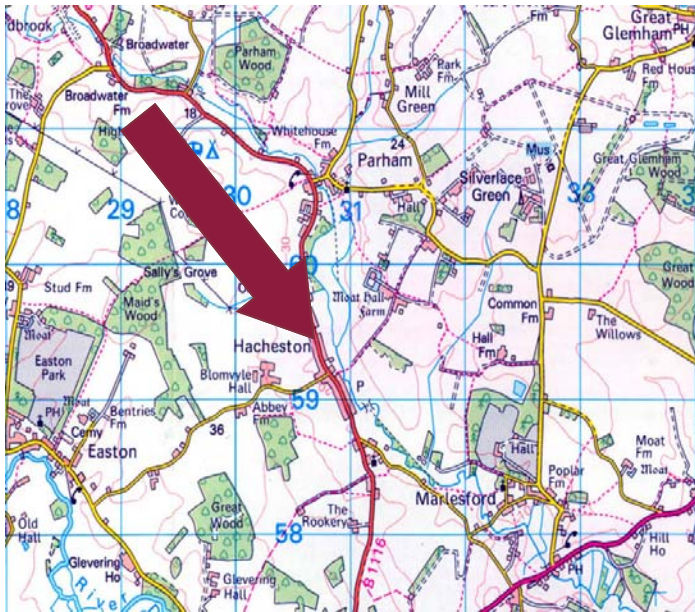
NOTES

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. There is a responsibility of the owner of 1 Long Row to contribute 25% of the repair and maintenance costs of the driveway.

May 2024



Directions

From the agents office proceed in a southerly direction down Station Road and out of Framlingham, passing through the villages of Parham and into Hacheston, continue through the village of Hacheston passed Garnets Farm Shop on the left hand side, where the property can be found on the right hand side approximately two-hundred and fifty yards down. Identified by Clarke and Simpson for sale board.

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