

*A pretty two/three bedroom semi-detached Grade II Listed period cottage close to the heart of the popular Suffolk village of Peasenhall.*

Guide Price  
£335,000 Freehold  
Ref: P7448/B  
Christmas Cottage  
Hackney Road  
Peasenhall  
Suffolk  
IP17 2HS



Sitting room, kitchen/dining room, utility room, ground floor bedroom three/office and ground floor bathroom.  
Landing bedroom and principal bedroom with en-suite bathroom.  
Gardens to front and side.  
Victorian brick outbuildings with power and light connected.  
On street parking.  
No onward chain.

Contact Us



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## Location

The Cottage is located in the pretty and popular village of Peasenhall, which boasts a well stocked shop, a highly regarded delicatessen (Emmett's), an award winning butchers and a tea shop. The village hall is frequently used for various events, such as photographic competitions and the annual Pea Festival. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property.

The market town of Saxmundham is just 6 miles to the east and benefits from Waitrose and Tesco supermarkets, as well as a selection of independent shops and a railway station with links to Ipswich and on to London's Liverpool Street station. The market town of Framlingham, with its historic medieval castle, is just 7 miles, and the Heritage Coast, with destinations such as Thorpeness, Southwold and Aldeburgh, is approximately 11 miles away. Minsmere RSPB Reserve is 8½ miles away, with Snape Maltings and its world famous concert hall being just 9½ miles. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

## Description

Christmas Cottage is a pretty Grade II Listed timber framed period cottage with colour washed elevations, under a pantile roof. The cottage is presented in good order and has well laid out accommodation over two floors.

Entering the property from the front door into the sitting room, there is a large red brick inglenook fireplace and painted floor boards. From the sitting room there is opening through to the kitchen/breakfast room. This is a well appointed room with a matching range of fitted base units, one and a half bowl ceramic sink unit with mixer tap over, four ring electric Neff hob with electric oven under, space and plumbing for a dishwasher and a built-in larder cupboard. Steps down from the kitchen lead into the utility room with a door to the side garden. There is space for appliances and steps up to the ground floor bathroom, which is fitted with bath, pedestal basin and WC. From the sitting room, there is a door to bedroom three. This is currently used as a single bedroom, but could be used as a home office and has a window to the rear and exposed beams.

Stairs rise from the first floor to the landing/bedroom two. This is a large double bedroom with skylight to rear and painted floors. There is a window to front and a built-in cupboard with hanging rail and shelving.

A low door gives access to the principal bedroom with skylights to the rear and window to the front, painted floor with freestanding rolltop bath with mixer tap over and shower attachment and discrete WC and basin.

The property benefits from oil fired central heating.

Outside, the cottage is approached from the highway via a pathway leading through the gardens to the front door, but also giving access to two useful brick outbuildings with pan tiled roofs with power and lights. There are cottage style gardens to front and side with an area of raised decked terrace which are all enclosed by hedging and a brick wall.









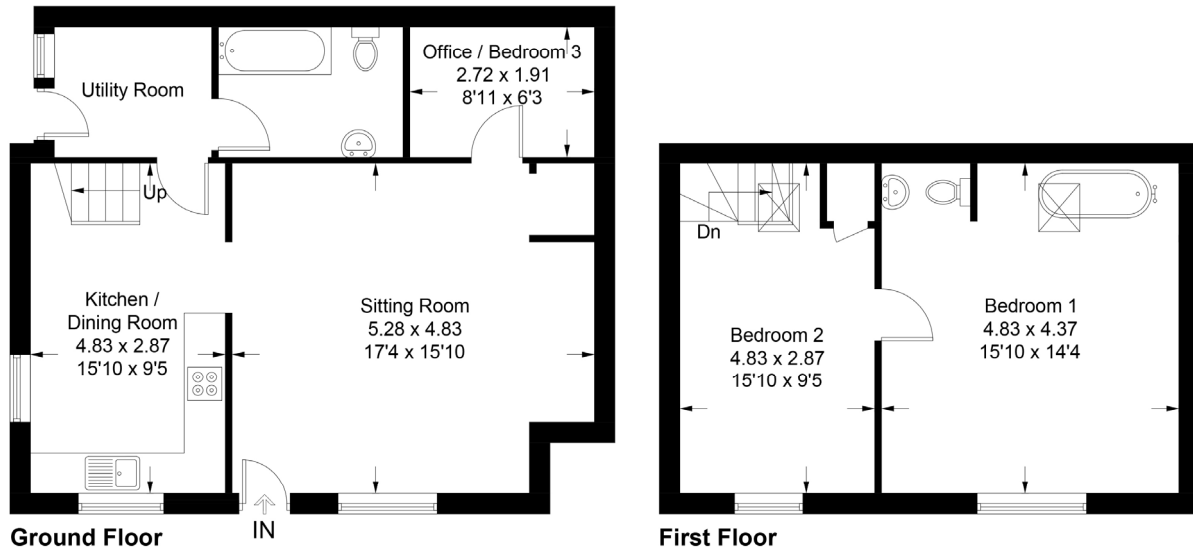






# Christmas Cottage, Peasenhall

Approximate Gross Internal Area = 88 sq m / 949 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil fired central heating.

**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** Not rated as Listed.

**Council Tax** Band C; £1850.54 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 Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to the interested parties.

**October 2024**





## Directions

Leaving Framlingham on the Badingham Road, turn right on to the A1120. Keep on this road until reaching the village of Peasenhall. The property will be found on the left hand side. (See for sale board).

For those using the What3Words app: [///vibrates.fidgeted.swanky](https://www.what3words.com/vibrates.fidgeted.swanky)



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