

A detached three bedroom period cottage with separate annexe, situated in a rural location just to the north of Debenham.

Guide Price
£625,000 Freehold
Ref: P7447/C

2 Aspoll Green
Aspoll
Stowmarket
Suffolk IP14 6PA



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

Three first floor bedrooms and bathroom.

Annexe - Bedroom/Sitting Room, Kitchenette and Shower Room.

Double garage, shed and greenhouses.

Attractive, mature grounds of 0.4 acres.

Contact Us



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Location

2 Aspoll Green sits in a desirable location, away from the road down a track adjacent to two further attractive properties. Aspoll itself is a rural Parish, which has become well known due to it being home to Aspoll Cyder. Within 2 miles is the lovely large village of Debenham, which is considered to be one of East Suffolk's most desirable settlements, benefitting from excellent shops and businesses including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, vets' practice, fish and chip shop, Indian takeaway, public houses and leisure centre. It is also served by Sir Robert Hitcham CEVAP Primary School and Debenham High School. There are also a number of excellent local independent schools including, amongst others, Framlingham College and Woodbridge School. The county town of Ipswich is approximately 14 miles to the south. Stowmarket is approximately 12 miles to the west, and Diss is 11 miles to the north. All offer a range of national shops and services, and have main line railway stations with trains to London's Liverpool Street station. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. The historic city of Norwich is approximately 26 miles to the north as the crow flies.

Description

2 Aspoll Green is a pretty, period cottage of predominantly timber framed construction with rendered elevations under a tiled roof. The property benefits from historical features such as exposed timbers, but has the advantage of not being listed. There are UPVC windows and doors throughout the property and an oil fired central heating system.

A door to the front of the cottage leads to a hallway where there is a built in cloak cupboard, a door to the sitting room and the downstairs shower room. The sitting room has an inglenook fireplace with wood burning stove and bressummer beam above. There is access to an alcove/snug, off which is the study that overlooks the rear garden. Also off the sitting room is a good sized dining room with French doors opening up to a patio and garden. Adjacent to this is a utility room with space and plumbing for a washing machine, dishwasher and fridge freezer. There is a door to the exterior and a further door to the kitchen. This is fitted with low level wall units and has windows to the front and rear. As well as a double electric oven, there is a wood block work surface and inset halogen hob. In addition is a brick fireplace with wood burning stove and the oil fired boiler. Stairs lead to the first floor landing where there is a built-in wardrobe and doors off to the three double bedrooms. The principal bedroom has built-in wardrobes and views over the rear garden. The two further double bedrooms have gable end windows. In addition is a bathroom with hand wash basin, WC and bath with shower above.

The Outside and Annexe

The property is approached from a private track through a five bar gate onto a shingle parking area for a number of vehicles. This leads to the double garage which is of timber construction under a tiled roof. It is sub-divided into two sections. The first has a remote controlled roller shutter door to the front. It measures 15'8 x 11'6. The second section has double timber doors to the front and measures 7'7 x 16'1. Power is connected and there is storage above. Adjacent to the garage is a garden shed and two greenhouses. The gardens are delightful. The cottage itself sits centrally and surrounding these are lawns with mature beds and an assortment of mature trees including walnut, acer and oaks. The rear garden faces south and there is a patio abutting the dining room.

Within the garden is a timber built annexe. Double doors lead into a bedroom/sitting room with electric heating. Off this is a shower room with WC, hand wash basin and shower. Also, there is a kitchen with stainless steel sink and space and plumbing for a washing machine. The annexe has windows enjoying views over the garden.











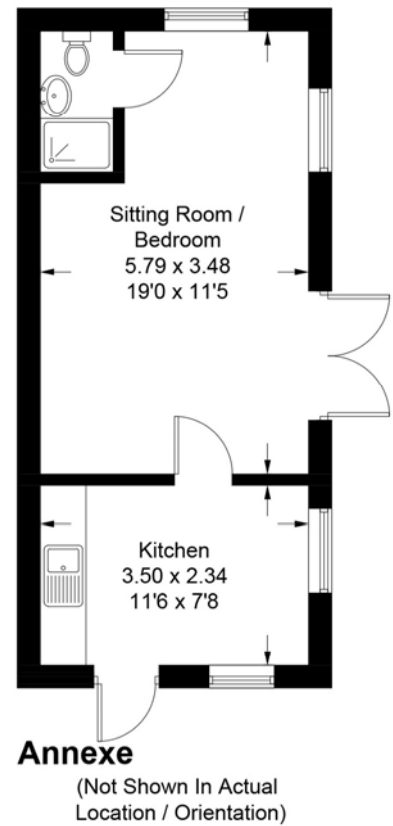
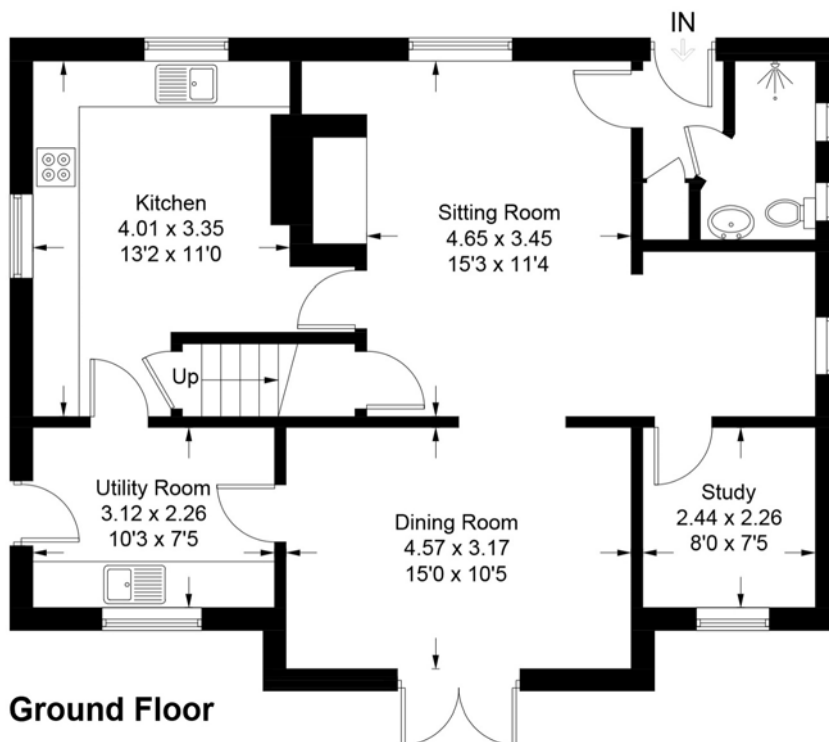
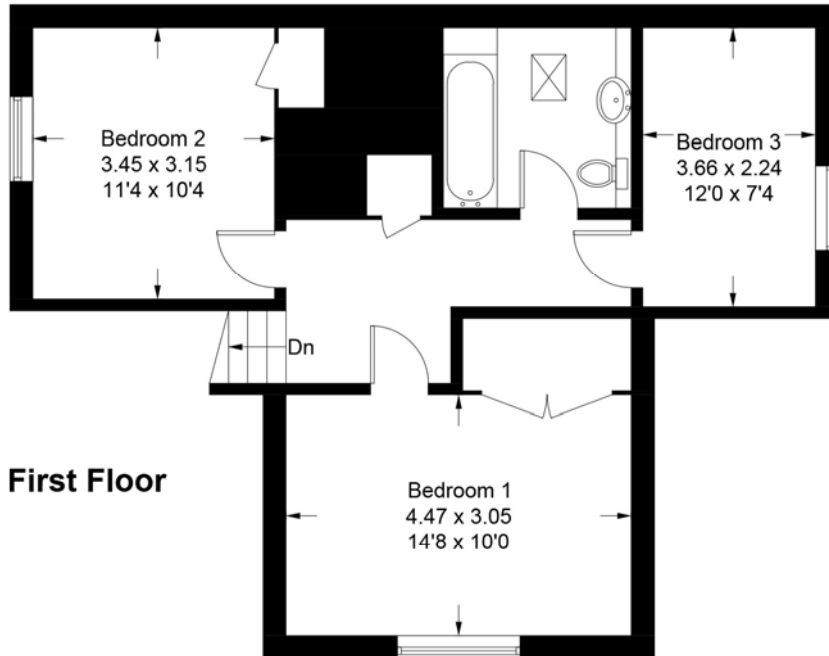
Annexe





2 Aspall Green

Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft
Annexe = 29.4 sq m / 316 sq ft
Total = 163.6 sq m / 1760 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating system. Private drainage system (whilst the vendor has informed the agent that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. The cost of 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 upon request).

Council Tax Band E; £2,470.91 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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.

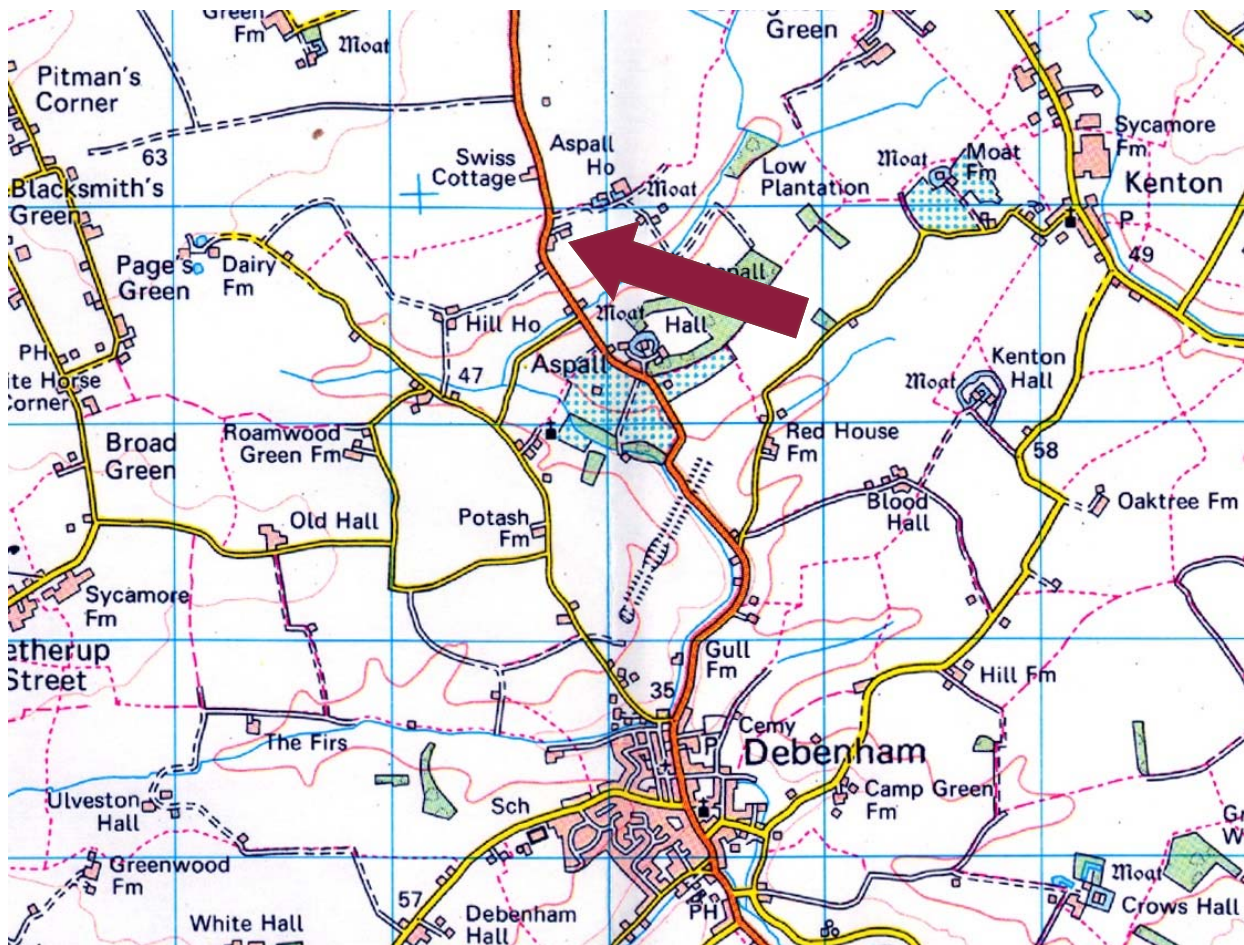
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

October 2024

Directions

From Debenham, proceed in a northerly direction on the B1077 and having passed Aspall Cider on the right, proceed down and then up the hill where a track will be found on the right hand side. Proceed along the track and number 2 will be found on the right.

What3Words location: [///repair.camcorder.regard](http://repair.camcorder.regard)



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