



St. Marys Lodge, 2 Thurmans Lane, Trimley St. Mary, Felixstowe, IP11 0SR

£730,000 FREEHOLD

Believed to date from the 17th Century with later additions, a stunning and individual detached home, offering an abundance of character, with five bedrooms and three spacious reception rooms. This period property is located in the popular village of Trimley St Mary, approximately one mile from Trimley Nature Reserve and the Orwell Estuary.

The handsome detached residence offers excellent presentation throughout and contains many well proportioned bright rooms including three reception rooms, five bedrooms, both a family bathroom and a 'Jack & Jill' style en-suite shower room and has a mainly Southerly aspect over private and well established walled gardens incorporating a well constructed Summer House.

Adjacent to the property is a driveway enabling off street parking for numerous vehicles which leads to a detached garage with a workshop / store to the rear.

Heating is supplied in the form of gas fired central heating to radiators with rear solar panels assisting hot water supply and electricity.

Trimley St. Mary is a village with many picturesque and rural walks set approximately four miles from Felixstowe's main town centre and also has excellent public transport links via both bus and train to Felixstowe, Ipswich and beyond.

An internal inspection is advised to appreciate the unique nature of the accommodation on offer.

UPVC entrance door leading:-

ENTRANCE HALL 27' 5" x 15' 6" reducing to 6' 1" (8.36m x 4.72m)

Stairs leading to the first floor with under stairs storage cupboard, original Parquet flooring, French doors opening to the rear garden, door to inner hall and further door to:-

LOUNGE 20' 11" x 13' 10" (6.38m x 4.22m)

Radiator, T.V point, bay window and door opening to the rear garden, log burner with feature fireplace surround, French doors opening to:-

ORANGERY 11' 5" x 7' 9" (3.48m x 2.36m)

Door opening to the rear garden.

DINING ROOM 22' 6" x 13' 3" (6.86m x 4.04m)

Radiator, bay window and door overlooking the rear garden, carved oak feature fireplace surround, built-in Butler cupboard.

INNER HALL Parquet flooring, two radiators, two windows to the side aspect, door to dining room and door to:-

FAMILY ROOM 18' 6" x 16' 10" reducing to 13' 3" (5.64m x 5.13m)

Radiator, built-in storage cupboard, T.V point, Victorian style coal effect gas feature fireplace, windows overlooking the rear garden and doors opening to the rear garden. Door to:-

CLOAKROOM Parquet flooring, suite comprises a Dudley high level W.C., hand wash basin, part tiled walls, radiator, two windows to the side aspect.

KITCHEN 17' 1" x 10' 6" (5.21m x 3.2m)

Bespoke cottage style kitchen with wooden fitted worktops and tiled splashback, storage units above and matching storage units and drawers below, two and a half bowl Butler sink with mixer tap and single drainer, space and plumbing available for a dishwasher, space for Range Master cooker, original servants staircase to the first floor, space for freestanding fridge freezer, door to cellar and two windows to the side aspect. Door to:-

UTILITY ROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Bespoke cottage style wooden fitted worktops with storage units below and tall cupboard. Butler sink, space and plumbing available for a washing machine, further space for tumble dryer, radiator, door to outside, two windows to the side aspect, door into walk-in pantry 7'7" x 5' 11" light and power connected.

CELLAR 17' 11" x 9' 3" (5.46m x 2.82m)

Houses the boiler, light and power connected.

FIRST FLOOR LANDING Large UPVC window to the front aspect, UPVC window to the side, door to upper inner hall with three further radiators, skylight, large storage cupboard, window to the side aspect. Door to second staircase.

BEDROOM 1. 19' x 14' (5.79m x 4.27m)

Radiator, window to the side and rear aspect, feature fireplace surround, fitted wardrobes, door to Jack & Jill shower room.

BEDROOM 2. 15' 5" x 13' 6" (4.7m x 4.11m)

Radiator, window to the rear aspect, cast iron feature fireplace. Door to Jack & Jill style shower room.

JACK & JILL SHOWER ROOM 15' 8" x 6' 3" (4.78m x 1.91m)

Shared between bedroom one and bedroom two, also access from the main landing. Suite comprising Victorian style low level W.C., hand wash basin, double width walk-in shower with twin shower heads, part tiled walls, heated towel rail, tiled flooring, window to the rear aspect.

BEDROOM 3. 15' 2" x 11' (4.62m x 3.35m)

Radiator, window to the rear aspect, cast iron feature fireplace, storage cupboard with window to the rear aspect.

BEDROOM 4. 10' 10" x 10' 6" (3.3m x 3.2m)

Radiator, window to the side aspect, cast iron feature fireplace.

BEDROOM 5. 10' 4" x 6' 4" (3.15m x 1.93m)

Radiator, window to the side aspect, hand wash basin, built-in storage cupboard, access to eaves storage.

FAMILY BATHROOM 10' 4" x 8' 11" (3.15m x 2.72m)

Victorian style bathroom with suite comprising low level W.C., hand wash basin, rolled top freestanding bath with mixer tap and shower head attachment, radiator, heated towel rail, airing cupboard, access to loft space, part tiled walls, tiled flooring, double aspect windows to both side and rear aspects.

OUTSIDE W.C with hand wash basin.

The garden is of south / easterly aspect, contained wall garden and is mainly laid to lawn with established shrubs and plant border, large patio area, vegetable patch, magnolia tree and a large summer house with covered veranda which has light and power connected, door to brick built store 15' x 9' 9" light and power connected, Blacksmith fireplace.

OFFICE

Measuring 9' 4" x 5' 6" light and power connected, obscured window.

DRIVEWAY

The property has a large gated driveway allowing ample off road parking for numerous vehicles, outside tap, bike store and gate leading to garden.

GARAGE / WORKSHOP 16' 6" x 15' (5.03m x 4.57m)

Barn style doors, power and light connected.

COUNCIL TAX BAND Band ' F '













