



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

THE PIT, CAMPSEA ASHE, IP13 0QQ

TENURE : FREEHOLD

OFFERS OVER £450,000

- Detached Bungalow
- Generous Plot
- Garage & Driveway
- Three Bedrooms
- Two Cabins
- Electric Heating



# THE ACCOMMODATION



## **Kitchen/Diner** 5.65m x 2.98m (18' 6" x 9' 9")

Fitted with a range of cabinets with wooden work surfaces over, Belfast sink, electric stove with cooker hood above, dual aspect windows.

## **Living Room** 6.05m x 4.98m (19' 10" x 16' 4")

(Max measurements provided) With a feature fireplace, inset wood-burning stove, and faux bread oven, built-in storage, airing cupboard housing hot-water tank, and doors to...



## **Conservatory** 4.70m x 1.70m (15' 5" x 5' 7")

With door to outside and to the...

## **Workshop** 2.60m x 1.60m (8' 6" x 5' 3")

With fitted bench, power and light.

## **Utility Room** 3.89m x 2.22m (12' 9" x 7' 3")

(max measurements provided) Fitted with a range of cabinets, work surfaces, plumbing for washing machine, door outside.



## **Bedroom One & En-Suite** 3.66m x 2.85m (12' x 9' 4")

(bedroom measurement only) Dual aspect windows and door to the En-Suite Shower Room, which is fitted with a shower enclosure, WC and wash basin.

## **Bedroom Two** 3.18m x 2.88m (10' 5" x 9' 5")

A good-sized double bedroom with window to side aspect.

## **Bedroom Three** 2.99m x 2.57m (9' 10" x 8' 5")

Another double room with fitted shelving and glazed double-doors leading to the rear deck.

## **Bathroom**

Fitted with a Jacuzzi-bath, WC and wash basin.

## **Outside**

The property is approached over a shared access in to "The Pit", where there is a private driveway providing off-road parking and access to the garage. The garden is tiered, with a huge range of planting areas, mature trees, shrubs and a vegetable plot with growing cage. There are two wooden cabins; one with a patio area and one with a deck, both with power and light, WIFI, and log-burners. There's a chicken coup, a greenhouse and a beautiful outlook from the upper areas of the garden.

## **Note from Vendor**

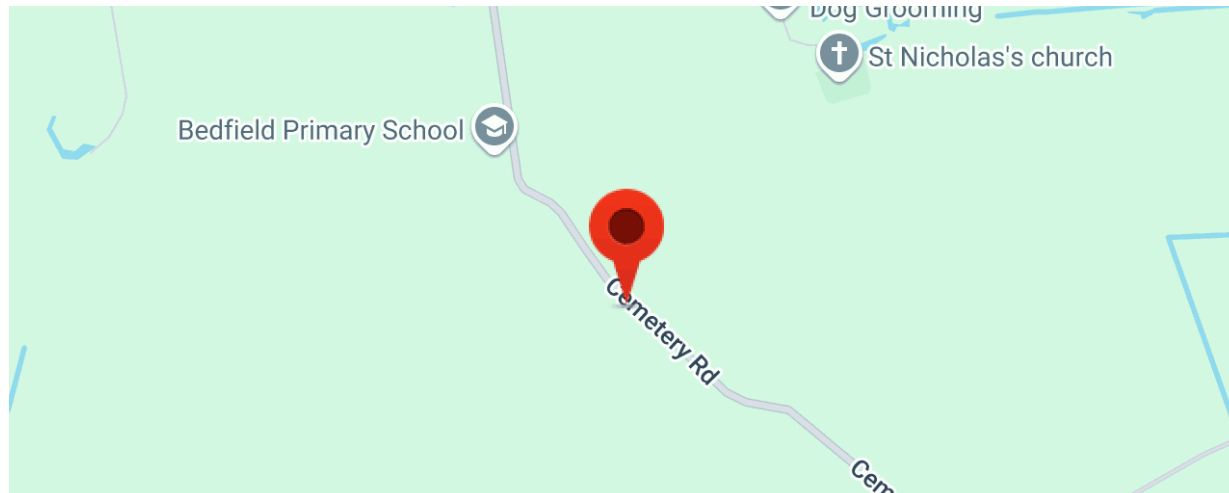
The plot has been cultivated using organic principles for at least 12 years and boasts associated compost heaps, rainwater harvesting systems and sufficient growing space to support a family with fruit, vegetables and eggs almost all year round. The garden is wildlife-friendly so wild plants and herbs for insects are allowed to proliferate. An attempt to establish a small lawn between the two cabins failed during the summer droughts but a new owner could have more success, or could establish a Beth Chatto-style dry garden. Mature trees on the northern perimeter give way to views over open countryside containing pasture for sheep, cattle and horses.



## THE PROPERTY & LOCATION

Honeysuckle Cottage is one of 5 detached 19th century cottages lying in a disused sand quarry on the edge of Campsea Ashe. It sits in a 1/3 acre plot on the south-facing side of the pit which has been terraced to accommodate a series of raised beds, a 20ft Ked-er polytunnel and net tunnel, a small greenhouse and a chicken coop. Two garden cabins, each with wood-burning stoves, serve as a garden office (with wi-fi) and a retreat.

The Pit is situated approximately a quarter of a mile from the centre of Campsea Ashe. The village is well-served with a dining pub, The Duck, a shop and railway station, (with an impressive community café) with services running to Lowestoft and Ipswich which has connecting trains to London Liverpool Street. The village of Wickham Market lies just over a mile away and offers a range of local businesses and shops, including a Co-operative supermarket, an award winning butchers, Revetts, restaurants, a health centre, library and primary school.

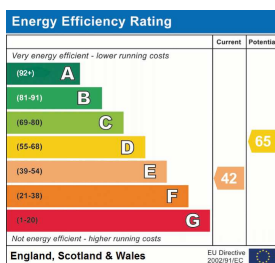


TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given