





Guide price £490,000
Olive Cottage, Alley Road, Kirton, P10



 **3**
Bedrooms

 **2**
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



No onward chain. Desirable location. Three bedrooms. Two reception rooms. Two large barns. Rear conservatory. Ample off-street parking. Large southeast-facing garden. Potential for further development (STPP).

Wainwrights are pleased to present Olive Cottage, located in the idyllic village of Kirton. This enchanting countryside retreat offers a perfect blend of character and convenience. Boasting seven parking spaces, including a covered carport for two vehicles, parking is never an issue. Car enthusiasts will delight in the barns, used by the current owner for classic car restoration with inspection pit and a workshop, fully connected with electricity for ultimate practicality.

Inside the house you'll find a welcoming feeling accentuated by a recently installed wood burner in the reception room, creating a cosy atmosphere during chilly evenings. The property is equipped with further energy options including solar panels and oil-fired combine boiler, along with a crain boiler that can heat the water using a wood fire, ensuring year-round comfort.

Outside, the grounds of Olive Cottage, are a haven of tranquility, featuring a practical vegetable patch and a charming Dutch-style greenhouse, perfect for cultivating home grown produce or enjoying moments of serenity amidst nature. The large area to the side of the property presents the potential for further development (STCC).

This is a rare opportunity to embrace traditional countryside living at its finest, with a host of modern amenities. Don't miss your chance to make Olive Cottage your next home sweet home.

Reception Room One 3.36m x 4.10m (11' x 13' 5")

Front aspect UPVC double glazed window. Radiator. Door to conservatory.

Reception Room Two 3.65m x 4.13m (12' x 13' 7")

Front & side aspect UPVC double glazed windows. Radiator. Door leading to:

Utility Room 1.77m x 3.47m (5' 10" x 11' 5")

Two side aspect UPVC double glazed windows. Radiator. Door leading to:

Kitchen 1.85m x 4.00m (6' 1" x 13' 1")

Rear aspect UPVC double glazed window. Radiator. Door leading to:

Bathroom 1.48m x 2.57m (4' 10" x 8' 5")

Rear aspect UPVC double glazed window. Radiator. Door leading to:

Conservatory 4.02m x 4.10m (13' 2" x 13' 5")

Side aspect UPVC double glazed doors. Radiator. Door leading to reception room One & rear garden.

Stairs leading to first floor: 4.02m x 4.10m (13' 2" x 13' 5")

Side aspect UPVC double glazed doors. Radiator. Door leading to reception room One & rear garden.

Bedroom One 3.49m x 4.00m (11' 5" x 13' 1")

Front & rear aspect UPVC double glazed windows. Radiator.

Bedroom Two 3.65m x 3.14m (12' x 10' 4")

Front aspect UPVC double glazed window. Radiator.

Bedroom Three 3.13m x 1.70m (10' 3" x 5' 7")

Side aspect UPVC double glazed window. Radiator.

Bathroom 2.21m x 1.74m (7' 3" x 5' 9")

Side aspect UPVC double glazed window. Radiator.

Property Grounds

Garden - 26.60m x 33.0m (87'3" x 108'3") Barn One - 8.23m x 4.27m (27'0" x 14'0") - Been sat for over 100 years. Barn Two - 8.23m x 4.27m (27'0" x 14'0") - Been sat for over 100 years. The property has a well with a pump system, for watering the garden if required.

Additional Information

Tenure - Freehold EPC Rating - Current is 55D and potential to be 98A Council Tax Band - D (2023/24: £2,011.09) Services - We understand that mains water, gas, drainage and electricity are connected to the property. Property Type - Detached house Total Floor Area - 105 square metres Total Plot Size - 840 square meters

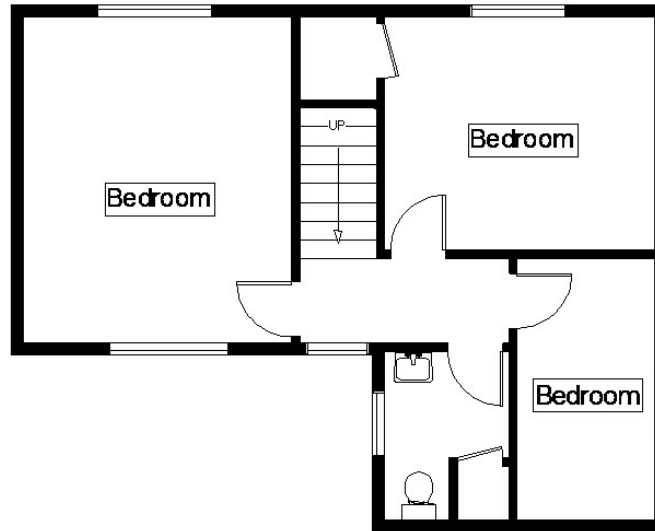
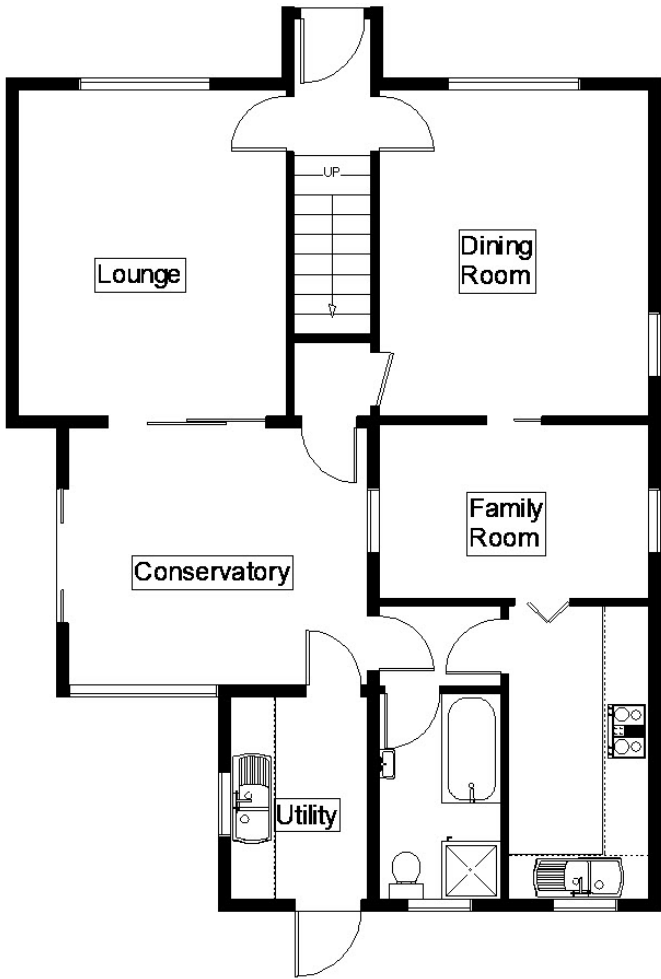
Additional Information Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS.

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Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Ipswich

