

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Brickyard House Pin Mill Road

Pinmill, Ipswich, IP9 1JP

Guide price £595,000



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## Summary Continued

To the front of the property there are two off road parking spaces, a courtyard style garden and to the rear of the property is a full enclosed south-westerly facing tiered garden with a large lawn and decking area and plenty of mature planting and fantastic village and countryside views.

Accessed along the front of the water's edge and through an archway, the property is tucked away in a private enclosed courtyard belonging to itself and neighbouring properties.

## Front Garden

The front garden is enclosed by a mid height fence with gate with steps down into a courtyard style garden with plenty of pots and planting stairs rising to second floor leading into the kitchen/breakfast room and front door on the ground level.

There is a shed to stay and the oil tank (1800 litres).

## Utility Room

6'11 x 12'9 (2.11m x 3.89m )

Stainless steel sink drainer unit, tiled flooring comprising wall and base units with cupboards and drawers under, space and plumbing for tumble dryer, three large storage cupboards suitable for bags, shoes, coats etc, door to outside which could be used as a front door, space for a fridge freezer, door into the hallway and boiler.

## Hallway

Window to rear, exposed natural beam, radiator, original wood flooring, doors to bedrooms one, two, three, sitting room, utility room, built in storage cupboard and door to lean to conservatory.

## Bedroom One

12'10" x 10'2" (3.91m x 3.10m)

One exposed natural beam, glazed window to front with fitted blinds, radiator and carpet flooring.

## Bedroom Two

10'3" x 9'8" (3.14 x 2.96)

One exposed natural beams, glazed window to rear, carpet flooring, radiator, wall of bespoke fitted wardrobes and cupboards space.

## Bedroom Three

10'7 x 9'2 (3.23m x 2.79m)

Two exposed natural beams, carpet flooring, glazed window to front with fitted blind, radiator, built in storage cupboard with hanging space and spotlights.

## Sitting Room (Potential Bedroom Four)

10'5 x 10'4 (3.18m x 3.15m)

Window to rear with window seat, two exposed natural beams, carpet flooring, built in storage cupboard, door leading into bedroom three and spotlights.

## Bathroom

9'11 x 9'8 (3.02m x 2.95m)

Twin wash hand basins with vanity units under, twin mirrors with lights, corner bath with mixer tap and handheld shower over, low flush W.C. with concealed backplate, urinal with concealed backplate, large walk in corner shower with rainfall shower over and handheld shower attachment, fully tiled floor and part tiled walls, extractor fan, spotlights and obscure glazed window to front.

## Conservatory

10'11" x 9'1" (3.35 x 2.78)

Wood and glass construction, tiled flooring and door leading to outside and split door entry.

## First Floor Landing

Exposed natural wood beam, glazed window to rear, doors to lounge/diner, kitchen/breakfast room, bedrooms, five, six and first floor cloakroom W.C. and suspended light.

## Lounge/Diner

9'11 x 10'2 (dining area) 10'8 x 20'9 (lounge area) (3.02m x 3.10m (dining area) 3.25m x 6.32m (lounge )

Lounge area: A beautiful feature fireplace with tiled

hearth which is a multifuel fire, dual aspect room with glazed windows to front and rear giving countryside, rear garden views and also courtyard and river views on the other side, two radiators, beautiful original wood flooring, exposed natural beams, side spotlights with chandelier leading through to:

Dining area: With exposed natural beams and glazed window overlooking the rear garden and radiator.

### **Kitchen/Breakfast Room**

17'7" x 10'0" (5.36 x 3.07)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, stainless steel one and a half bowl sink unit with drainer and mixer tap over, glazed window to front, large range cooker (electric), Belling with five ring hob over, stainless steel backing and extractor hood over, under counter space for appliances, space for full height fridge freezer, cupboard housing water tank, exposed natural beams, spotlights, tiled flooring and splashbacks, split door out onto the stairs rising and a radiator.

### **Bedroom Five**

9'4 x 10'2 (2.84m x 3.10m)

Glazed window to rear, carpet flooring, radiator and exposed natural beams.

### **Bedroom Six**

12'10" x 10'2" (3.92m x 3.10m)

Glazed window to front, radiator, carpet flooring, spotlights and exposed natural beam.

### **First Floor Cloakroom W.C.**

Low flush W.C. with concealed backplate, wash hand basin with built in cupboards, vinyl flooring, light, splashback tiling and exposed natural beam.

### **Rear Garden**

The rear garden commences with a large stepped patio area suitable for alfresco dining and entertaining, sleeper retained borders with plenty of shrubs, bulbs and planting, steps up to a further decking area which has sleeper borders with mature planting, lawn area with archway around to the front of the property and a pathway with steps down to the stepped patio area.

There are beautiful well established mature planting such as rose bushes, curly willow, lavender, magnolia and peonies.

There is a pedestrian gate in the far left hand side of the garden, this leads on to a public pathway which leads around the property and on to the green.

### **Local Area**

The beautiful village of Pin Mill which stretches down to the waterfront and with it's sister village of Chelmondiston offer an idyllic place to live. The well

known Butt and Oyster public house on the water's edge, the village green and waterfront jetty and boats are central to village life and provide a great opportunity to get involved or sit back and watch the ebb and flow of life and nature on the River Orwell.

Along with the rest of the award winning peninsula from Shotley through to Holbrook offers a multitude of award winning public houses & restaurants, several marinas & clubhouses, an active theatre company, football team, bowls club, walking club, several takeaways, post offices and local corner shops as well as a co-op, two butchers & a hairdressers. All in all, offering a slice of village life with a number of the conveniences of a town. Not to mention being surrounded by the Suffolk countryside, with a host of walks, woods and places to visit, both historic and scenic.

Bus stop on the main road and both the end of the peninsula and Ipswich town centre & waterfront just a bus ride or short drive away. Chelmondiston primary school, Ipswich School & Holbrook Academy a bus ride or short drive away. There are twin doctors' surgeries at Shotley & Holbrook & a few lively Facebook groups for all peninsula news & free site.

### **Agents Note**

Tenure: Freehold

Council Tax Band E





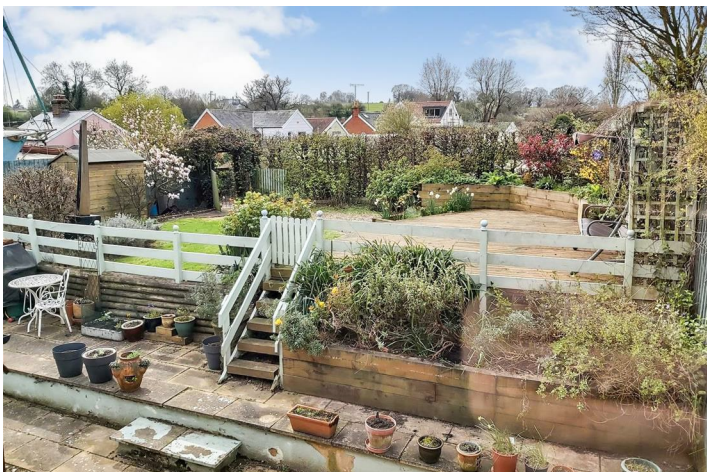


















## Road Map



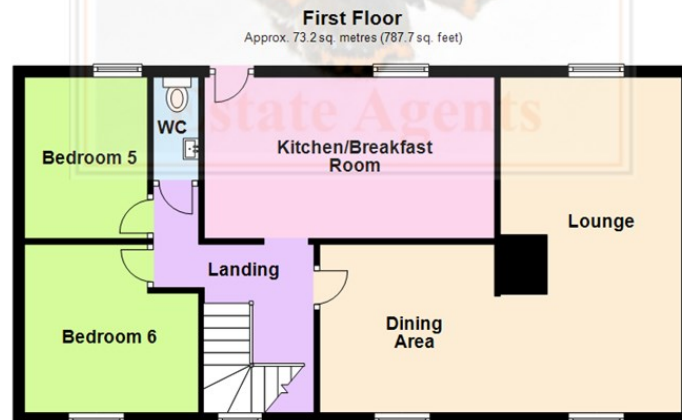
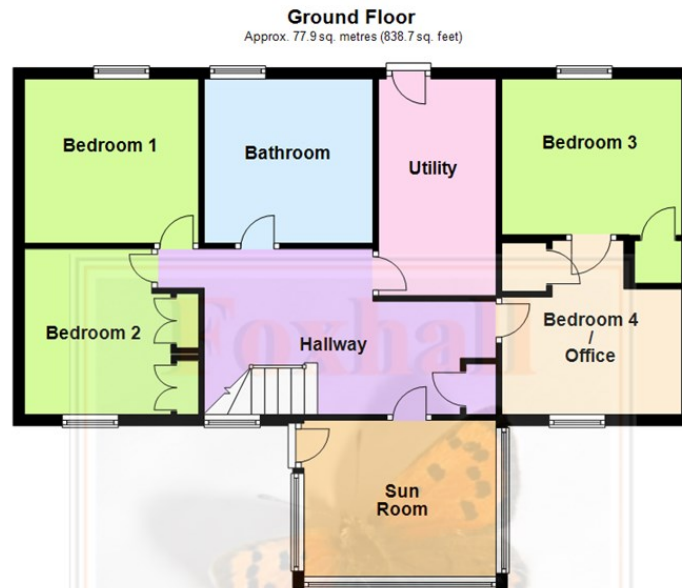
## Hybrid Map



## Terrain Map



## Floor Plan

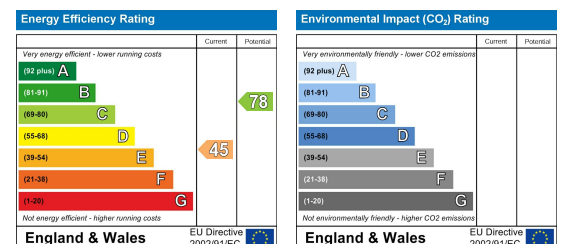


Total area: approx. 151.1 sq. metres (1626.4 sq. feet)

## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.