



OLD WELL HOUSE

Coddenham | Suffolk



Chapman Stickels

OLD WELL HOUSE, HIGH STREET, CODDENHAM, SUFFOLK, IP6 9PN

Ipswich - 8 miles
Stowmarket - 8 miles
Needham Market - 4 miles

- Sitting room/dining room • Kitchen • Family/utility room
- Downstairs shower room • Sun room • Study/bedroom 5
- Snug/bedroom 6 • 4 double bedrooms • Off-road parking
- Walled garden

The Property

Old Well House is located in the very centre of Coddenham and as such forms part of the attractive street scene. Believed to date from the 17th Century, the property is fortuitously unlisted, considering its character and charm. The house has recently been reconfigured and renovated to a very high standard throughout, which includes the installation of a new oil-fired boiler, rewiring, and plumbing. Arranged over 3 floors, the accommodation is surprisingly spacious which comprises a double front reception room, refitted kitchen, and a reconfigured and rebuilt rear utility room adjoining a family/garden room with solid oak door and full height glazing over the rear garden. The first floor offers 2 double front bedrooms and a new fitted bathroom which leads to a further bedroom and a study beyond a spiral staircase. This also gives independent access to the second-floor bedroom/snug. The majority of the second floor provides 2 further double bedrooms with exposed pine flooring.

Outside, the enclosed and private walled garden has been repaved with a rear flagstone terrace with a central AstroTurf lawn adjacent to the parking area and driveway which returns to the High Street.

A STYLISH AND SYMPATHETICALLY RENOVATED PERIOD VILLAGE HOUSE WITH AMPLE OFF-ROAD PARKING AND WALLED REAR GARDEN



Agents Note

There is the option of purchasing further land immediately to the rear of the property. Please enquire for more details.

Location

Located within the very centre of the village, Coddendam is approximately seven miles north of Ipswich and is a quaint village with church, village shop, recreation ground, leisure centre and Country Club which serves as a central community hub.

Services

Mains water, electricity and drainage. Oil- fired heating.

EPC Rating

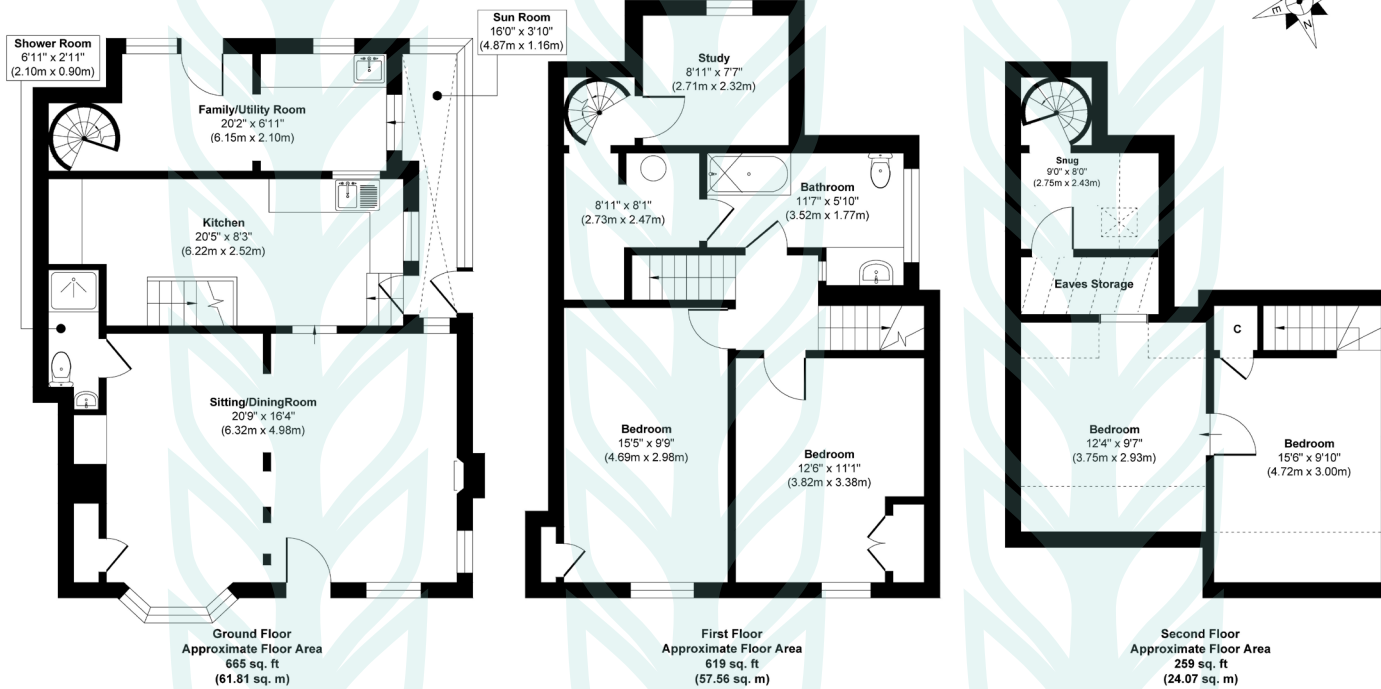
Current E(45). Potential C(72).

Local Authority and Council Tax Band

Mid Suffolk District Council
Band D

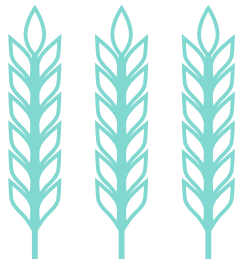


Old Well House, High Street, Coddendam, IP6 9NP



Approx. Gross Internal Floor Area 1543 sq. ft / 143.44 sq. m (Excluding Eaves Storage & R.H.H)

Illustration for identification purposes only, measurements are approximate, not to scale.



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