



CharlesWright

PROPERTIES

Selling Properties the Wright Way



4 Frogs Lane Church End,
Shotley, Ipswich, IP9 1EP

Guide price £375,000



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Description

A charming cosy, two bedroom cottage situated in an idyllic location nestling into its own gardens extending to 1/3 of an acre in a rural location with winter first floor river view. The property retains much of its original character with cast iron fireplace, crofted ceiling and an outhouse with the a copper and bread oven.

Location

The cottage is situated in a wonderful rural location close to some superb countryside and river walks, whilst not far from the B1456 with access to the villages of Shotley 1 mile or Chemondiston, 2 miles, both with shops catering for most day to day needs. Pin Mill is a hamlet on the south bank of the tidal River Orwell and offers sailing and riverside pub, The Butt and Oyster.

The County Town of Ipswich is some 8.4 miles north west with its shopping, educational and recreational, as well as the main line railway station with direct links to London's Liverpool st. Journey scheduled just over the hour. Alternatively the mainline railway station at Manningtree is 11 miles and the journey takes under the hour.

Hall

Pamment floor, doors to

Dining Room

13 x 10 (3.96m x 3.05m)

Double glazed window to front, pitch pine floor and radiator.

Sitting Room

13'5 x 13 (4.09m x 3.96m)

Double glazed window to front, red brick open fireplace with oak mantle and pamment hearth. pine floor and radiator.

Kitchen

14'4 x 8 (4.37m x 2.44m)

Window to rear, Stable door to rear garden. Shaker style fitted units with cupboards and drawers under a cherry wood worktop. with built in Butler sink, Neff 4 ring electric hob, built in Neff double oven, space for fridge and a range of eye level units and radiator. Door to first floor stair flight and further door

Utility Room

4'10 x 4'10 (1.47m x 1.47m)

Window to rear, fitted work surfaces with cupboard, oil fired combi boiler and space and plumbing for washing machine, cupboard under stairs, door to

Bathroom

8 x 6 (2.44m x 1.83m)

Window to rear, panelled bath, pedestal wash basin, low level wc fully tiled shower cubicle, pine floor and radiator.

Landing

Bedroom One

13 x 12 (3.96m x 3.66m)

Double glazed window to front, cast iron fireplace with pine surround. Wooden floors and crofted ceilings. Wardrobe recess and radiator.

Bedroom Two

13 x 7 widening to 10' (3.96m x 2.13m widening to 3.05m)

Double glazed window to side with winter views towards the river, crofted ceilings and radiator.

Outside and Gardens

The property nestles into its gardens which extend to a 1/3 of an acre with two entrances at end of the garden, There is off road parking for a number of vehicles to the side of the house. To the rear of the cottage is a good sized Outhouse and adjoining store, in the outhouse is the

original copper and bread oven. The gardens of the property tend to lie to the south east and are lawned with wild flower and shrub beds with established hedging and mature trees.

Agents Note

Services: Mains water and electricity are connected to the property with a private drainage system.

Council Tax: Band B.

EPC : Band F

Council: Babergh

Tenure: Freehold



Road Map



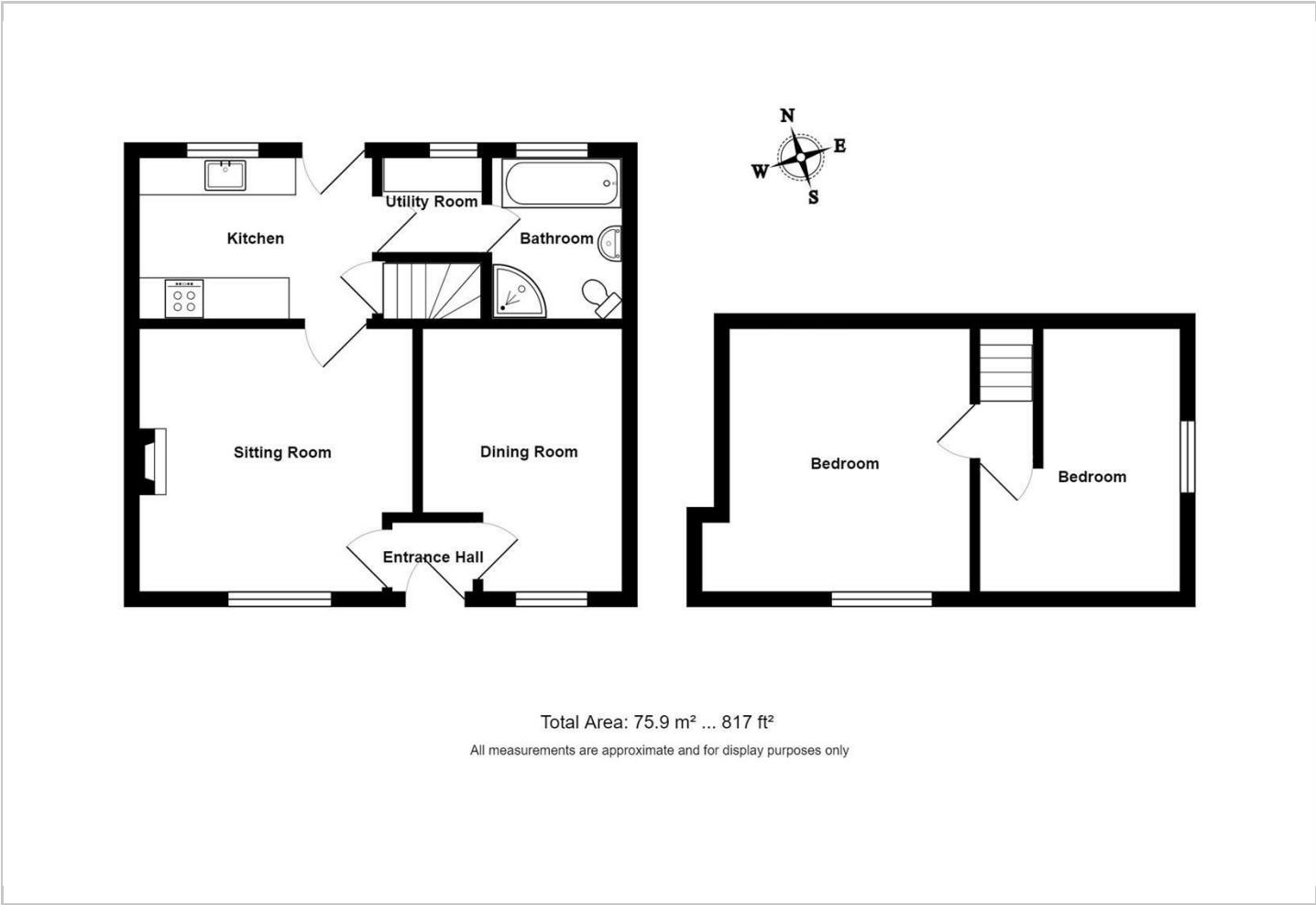
Hybrid Map



Terrain Map



Floor Plan

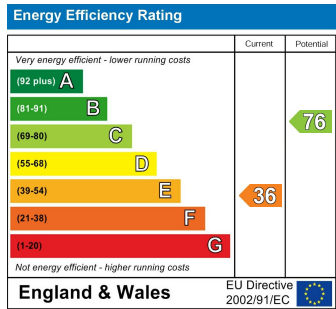


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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