



Bell Cottages, Owls Green, Dennington



A pretty end of terrace cottage with three bedrooms full of character and charm. A lovingly maintained and updated property with cottage gardens, off road parking for 3-4 vehicles, garage and workshop. The current owners have lived here 28 years and over that period they have lovingly maintained, updated and extended the cottage to include a full lime render to the exterior, double glazed windows, new internal wall and roof insulation, rear extension and the purchase of additional land allowing for additional off road parking and space for raised beds and planting.

**LOCATION** 1 Bell Cottages is located within the small hamlet of Owls Green, between the villages of Dennington to the south and Laxfield to the north-east. Dennington is a traditional Suffolk village with a church and village hall, primary school, a well-renowned food and wine venue in the Dennington Queen, and a cafe and shop at the Neathouse. 4.9 miles to the south is Framlingham which is renowned for the Motte and Bailey Castle and Church, independent shops, restaurants, private and state schools.



**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

**There is a flying freehold arrangement.**

**1 BELL COTTAGES - INTERIOR** A stable door leads into the kitchen/dining room with windows to the rear and side. The kitchen has a range of base units with solid wood worktops, space for a washing machine and freestanding fridge/freezer, inset sink with drainer, built-in corner cupboard and space for a range cooker. A door leads into a small lobby area and then through into the bathroom. The stylish shower room features a large shower cubicle, wc, basin and heated towel rail and a window to the rear. From the kitchen a further door leads into an inner hall with a large storage area recessed to the right. To the left is the study with a window to the side. Ahead is the living room which features exposed beams, a brick floor, dual aspect windows and a woodburner with brick hearth and surround with oak beam above.

Stairs lead up from the living room to the 1st floor landing area and upstairs hallway which features a vaulted ceiling, exposed brick chimney breast and a window to the front. The main bedroom also has a high vaulted ceiling with a window to the front along with a range of full height fitted wardrobes and cupboards. The second bedroom has exposed floorboards, a window to the side and the current owners have made the most of the high ceiling by installing a mezzanine area above the bed accessed via a ladder (8' x 5'2 or 2.44m x 1.57m). The third bedroom is at the end of the hall and features a window overlooking the rear garden and storage area into the eaves.

**1 BELL COTTAGES - EXTERIOR** To the front of the cottage is a small lawned area and shingled drive with parking for 2 cars. A gated picket fence leads you into the pretty cottage gardens with a path leading to a patio behind the house and the entrance door. There is an area with raised planters, greenhouse, established hedging to the rear and a large lawned area. The garden attracts sun throughout the day and is south-easterly facing. On the roadside is the wooden clad garage, workshop and store (with power and light connected). Beyond this is a further gravel parking area with double gates leading from the road.

The oil fired boiler, which is 3 years old, is located outside the house and regularly serviced. The oil tank is screened from the house by hedging.

**TENURE** - The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** - East Suffolk

**Tax Band:** A

**EPC:** D

**Postcode:** IP13 8BX

**SERVICES** Oil fired central heating via radiators. Mains electric and water. Private BioPit drainage system. FTTP broadband (500Mbps)

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.





**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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