

EST.  1993

JENNIE JONES

ESTATE AGENTS



**3 Ship Cottages, Blaxhall, Suffolk, IP12 2DY.**

**Fixed Price**

**£260,000**



## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; KITCHEN AND DINING AREA; REAR LOBBY; GROUND FLOOR BATHROOM; TWO FIRST FLOOR BEDROOMS; FRONT AND REAR GARDEN.**

### **THE PROPERTY**

A delightful 19th century terraced property with character and charm which lies in the heart of this pretty and sought after Suffolk village. The cottage is just a short walk from the excellent village pub and is ideally situated for access to Blaxhall Common, Tunstall Forest, Snape Maltings and Orford Castle. The accommodation comprises a sitting room with window to the front aspect, attractive brick fireplace with shelving to each side, housing a wood burning stove, additional electric panel heater and exposed ceiling timbers. The kitchen with dining area has a window to the side and rear aspects, sink with mixer tap, space for cooker and fridge. There are wall mounted units and base units with work surfaces over. Stairs behind a pine door lead to the first floor accommodation. Beyond the kitchen is the rear lobby with built in shelved airing cupboard housing the hot water cylinder. There is a door to the garden and door to the bathroom. The family bathroom has a window to the side aspect, panelled bath with shower over, toilet and wash basin. Stairs from the kitchen lead to bedroom two with window to rear aspect. A door from bedroom two opens to bedroom one, with window to front aspect and built in storage cupboards.

There is a pretty garden to the front of the cottage and an enclosed garden to the rear which is mainly lawn with a variety of mixed planting. At the rear of the garden is a very useful timber garden shed.

To fully appreciate the character and location, viewing is highly recommended.

### **LOCATION**

This part of Suffolk is a haven for artists, writers and musicians. Blaxhall is a pretty rural village with a well documented social history which has been recorded in recent years by its own residents and published in an excellent book which features a number of photographs from the early 20th century. The village's rural history was celebrated by the writer and village resident George Ewart Evans who published a number of books in the 1960s and 1970s including: The Horse in the Furrow, The Farm and the Village and Ask the Fellows who cut the Hay. His interviews with local villagers in and around Blaxhall have provided us with an important historical record of life in rural Suffolk at the time of the Great War and during the last days of working horses on the land. Blaxhall has an excellent pub and is ideally located for access to Orford, Woodbridge, Aldeburgh and the neighbouring village of Snape - Snape Maltings is home to the Aldeburgh Festival. There are wonderful walks across Blaxhall Common and through Tunstall Forest with cycle routes through the village and on to Iken and Orford. The nearest railway station is just two villages away at Campsea Ashe where there is a connecting service to London, Cambridge and Norwich via Ipswich.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = B**

**SERVICES:**

We understand that mains water, electricity  
and drainage are connected. Heating by  
electric heaters.

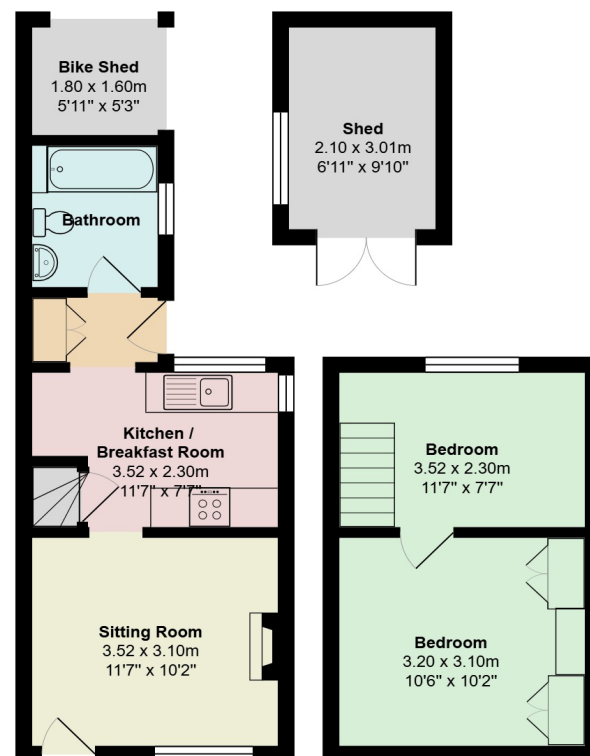
**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = E**



All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



















