



**Connells**

Blacksmiths Cottage Mow Hill  
Witnesham Ipswich

# Blacksmiths Cottage Mow Hill Witnesham Ipswich IP6 9EH

for sale offers in the region of  
**£350,000**



## Property Description

An Internal viewing is highly recommended for this well presented chocolate box style cottage, recently renovated throughout, and situated in the popular village of Witnesham. The versatile accommodation comprises of 3 bedrooms, large dual aspect lounge/diner, refitted kitchen, ground floor shower room and first floor bathroom, and bespoke office landing area. Front, rear and side gardens, detached garage, and off road parking for up to three cars.

Witnesham is a sought after village on the northern outskirts of Ipswich, the village has a Primary School (with associated pre-school), two children's play areas (with extensive play equipment), and plenty of footpaths for local walking. There is a village public house which serves food and drinks, and two other pubs (within 2 miles) - in nearby villages - both known for their high-quality dining... as well as a fruit and vegetable wholesaler - less than 1 mile from the cottage - who hosts a popular village store. The village has two churches - both with village halls - and Witnesham offers two sets of allotments. The property is situated approximately 4 miles from Ipswich which provides a wide variety of amenities, including supermarkets shopping facilities and cinemas. It also has two vibrant theatres and an arts scene, many schooling facilities, cosy pubs, and a community of independent stores. Witnesham is benefited by a regular bus service into Ipswich which also has the benefit of being home to a mainline railway station.

## Entrance Hall

Accessed via double glazed entrance door, wood effect flooring, radiator, smooth coved ceiling, stairs rising to the first floor with storage cupboard under with auto lighting and doors giving access to:

## Lounge

20' x 9' 10" max ( 6.10m x 3.00m max )  
Double glazed window to front with bespoke blinds, double glazed double doors also with

bespoke blinds - giving access to the rear garden, brick feature fireplace with open fire inset, wood effect flooring, built in cupboards / media wall and two radiators.

## Kitchen

10' 5" x 10' ( 3.17m x 3.05m )  
Double glazed window to front with bespoke blinds, built in fridge, built in freezer, built in dishwasher, space and plumbing for washing machine, built in hob with extractor hood over, built in oven with tiled splashback's, smooth ceiling with inset spotlighting, radiator, 1 1/2 bowl sink with extendable mixer spray tap insert in a roll edge work surface with cupboards and drawers under and matching above and under unit lighting and door giving access to the side garden and drive.

## Bedroom Three / Dining Room

10' 1" x 9' ( 3.07m x 2.74m )  
Double glazed window to rear, radiator, wood effect flooring and smooth coved ceiling.

## Shower Room

Double glazed window to rear with bespoke blinds, walk in double shower cubicle with independent shower - including both handheld and rainfall shower heads, storage cupboards with automatic lighting, luxury vinyl tiled flooring, enclosed W/C, heated towel rail, tiled walls, heated vanity mirror with vanity wash hand basin and mixer tap.

## First Floor Landing/Study Area

Double glazed velux window to front with built in blind, radiator, bespoke office space, airing cupboard housing wall mounted LPG boiler, smooth ceiling giving loft access to a part boarded loft (extending the entire width and length of house) and doors giving access to:

## Bedroom One

17' 5" x 9' 10" ( 5.31m x 3.00m )

Double glazed velux window to rear with built in blackout blind, double glazed window to front with bespoke blinds, radiator, built in walk-in wardrobe, wood effect flooring and smooth coved ceiling.

## Bedroom Two

Double glazed window to front with bespoke blinds, radiator, wood effect flooring and smooth coved ceiling.

## Bathroom

Double glazed Velux window to rear with built in venetian blinds, low-level W/C, vanity wash hand basin with mixer tap, shaped and panelled bath with mixer tap and independent shower over, smooth ceiling with inset spotlighting, part tiled walls and heated towel rail.

## Outside

The property has a private gated driveway, with raised flower beds, providing off road parking for three vehicles and leading to the detached garage (with driveway motion-sensitive spotlight). The front of the property is surrounded by a picket fence with pathway to a canopy porch, containing motion-sensitive spot lighting.

The rear garden has a paved patio area, with the remainder being laid to lawn and enclosed by panel fencing. There is also an outside tap and outdoor motion-sensitive lighting.

## Garage

13' 10" x 13' 10" max ( 4.22m x 4.22m max )

Automatic roller door, power and lighting and storage space above.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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