



Myrtle Cottage
Capel St. Mary, Suffolk

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Myrtle Cottage, 58 The Street, Capel St Mary, Ipswich, Suffolk, IP9 2EF

Capel St Mary is located two miles from the Dedham Vale an area of outstanding natural beauty. The village has a wide range of amenities including a post office, petrol station, public house, hairdressers, doctor's surgery with pharmacy, restaurants, newsagent and small supermarket. A wider range of services can be found in Ipswich six miles to the north including a mainline rail link to London's Liverpool Street. Capel St Mary is well located for access to the A14 and A12.

An extended six bedroom (two en-suite) detached property enjoying a central village location within the highly desirable and conveniently placed Suffolk village of Capel St Mary. Ideally suited for the A12 trunk road and within walking distance of the village primary school, co-op and additional village facilities, the property is arguably one of the premier village homes to be offered to the market in recent times. Offering an accommodation schedule approaching 3,000sq ft arranged via three distinctive ground floor reception spaces having benefitted from a recent single storey rear extension incorporating an exceptional orangery linking the kitchen/breakfast room and dining room to create an open plan, well-finished entertaining space. Ideally suited as a family home, the principal residence is enhanced by six bedrooms arranged via first and second floors with further benefits to the property including a range of outbuildings including a detached games room, home gym and landscaped rear gardens with recently renewed terrace and established border planting.

A six bedroom (two en-suite) detached individual property enjoying a central village location within the well-regarded parish of Capel St Mary. Offering an accommodation schedule approaching 3,000sq ft with further benefits including ample private parking, outbuildings including a games room, home gym and landscaped rear gardens.

Stain glass panelled oak door opening to:

ENTRANCE HALL: 21' 11" x 8' 10" (6.69m x 2.71m) With tiled flooring throughout, staircase off and oak door to useful understairs storage recess with fitted shelving. Panelled oak door from the entrance hall opens to the:

SITTING ROOM: 22' 8" x 13' 1" (6.90m x 4.20m) With leaded light casement window range to the front bay, the focal point of the room is a brick fireplace with inset gas fire, brick hearth and oak mantle over.

KITCHEN: 21' 3" x 13' 0" (6.48m x 3.95m) Forming part of a open plan, interconnecting room aspect linking the kitchen, dining room and orangery with the kitchen comprising an extensive range of matching, soft

close base and wall units with granite preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap above, vegetable drainer to side and integrated appliances including a four door Rangemaster oven with six ring hob over and extraction above, fridge, Bosch dishwasher and full height freezer. The kitchen units comprise a range of soft close cutlery drawers, base level shelving units, wall level shelving and further above oven wall units. The granite surfaces continue via a peninsular unit with space for a breakfast table beyond, LED spotlights and tiled flooring throughout. Underfloor heating throughout and door to:

UTILITY ROOM: 7' 1" x 7' 0" (2.16m x 2.12m) Fitted with a matching range of wooden fronted base and wall units with space and plumbing for an American style fridge/freezer and washing machine/dryer. Tiled

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flooring throughout and half height, panel glazed leaded light door to outside.

ORANGERY: 22' 2" x 18' 2" (6.77m x 5.50m) Completed in 2018 and providing a connecting link between the kitchen and dining room set across the rear elevation with a six panel range of aluminium framed double glazed bi-folding doors set across the rear elevation. Underfloor heating throughout via a separate electric circuit. Set beneath a central skylight, the focal point of the room is a herringbone pattern brick fireplace with wood burning stove, herringbone pattern hearth and oak mantle over. Range of LED spotlights, tiled flooring throughout and affording an aspect across the recently installed rear terrace and gardens beyond.

DINING ROOM: 20' 9" x 11' 2" (6.30m x 3.40m) A substantial dining room with space for a 12 seater dining room table with tiled underfloor heating throughout and oak door to entrance hall.

STUDY: 11' 6" x 5' 9" (3.54m x 1.80m) With casement window range to front, stripped wood effect flooring throughout and LED spotlights.

CLOAKROOM: 5' 8" x 5' 1" (1.75m x 1.57m) With half height tongue and groove panelling and fitted with ceramic WC, pedestal wash hand basin and obscured glass casement window to side.

First floor

LANDING: With staircase off with curved balustrades, LED spotlights and door to:

BEDROOM 1: 20' 4" x 13' 2" (6.20m x 4.00m) With casement window range to rear affording views across the gardens. A substantial bedroom suite with ample space for free standing wardrobes and door to:

EN-SUITE SHOWER ROOM: 7' 2" x 7' 1" (2.19m x 2.13m) Fitted with ceramic WC, wash hand basin within a gloss fronted base unit and fully tiled, separately screened shower with mounted and handheld shower attachment. LED spotlights and obscured glass window to side.

BEDROOM 2: 16' 0" (13' 10") x 13' 2" (4.87m (narrowing to 4.23m) x 4.00m) With casement window range to front, range of fitted wardrobe units and door to:

BEDROOM 3: 14' 3" x 9' 2" (4.34m x 2.80m) With leaded light casement window range to rear.

EN-SUITE SHOWER ROOM: 7' 8" x 2' 10" (2.35m x 0.88m) With half height tongue and groove panelling and fitted with ceramic WC, Savoy wash hand basin and fully tiled, separately screened shower unit with shower attachment.

BEDROOM: 4: 13' 9" x 9' 5" (4.22m x 2.89m) With leaded light casement window range to front, fitted wardrobes and hatch to loft.

FAMILY BATHROOM: 9' 0" x 8' 9" (2.72m x 2.70m) With half height tongue and groove panelling and fitted with ceramic WC, Savoy pedestal wash hand basin and free-standing roll top bath with claw feet. Obscured glass window to side and LED spotlights.

Second floor

LANDING: With velux window to side and door to:

BEDROOM 5: 20' 3" x 10' 4" (6.20m x 3.17m) With casement window range to rear affording views across the rear gardens and velux window to side.

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BEDROOM 6: 18' 6" x 10' 4" (5.68m x 3.17m) With velux window to side and door to linen store housing pressurised water cylinder with useful fitted shelving and attached hanging rail.

Outside

Enjoying a central village location and approached via a tarmac driveway with space for approximately five vehicles. A decked area to the front of the property provides an inviting approach with border planting. Double width gated access opens to a continuation of the terrace providing a useful storage area, log store and continuing through to the rear gardens.

Arranged via a substantial terrace, ideally placed for entertaining with expanse of lawn beyond, established hedge and tree line border and direct access to the range of outbuildings.

GAMES ROOM: 19' 6" x 16' 7" (5.97m x 5.05m) Currently being utilised as a snooker room with half height panelling, LED spotlights, air conditioning, hatch to loft and french doors with internal shutters to side. Door to rear and quartz topped bar.

GYM: 21' 7" x 15' 1" (9' 6") (6.61m x 4.60m (narrowing to 2.90m)) A recently finished gym affording a wealth of natural light with aspect across the gardens with glass panelling to side, range of LED spotlights and stripped wood effect flooring throughout.

Adjacent to the gym is a useful covered external store with spotlights and secure access point.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas and electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///outsmart.dresses.state

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

BROADBAND: Up to 80 Mbps (Source Ofcom).

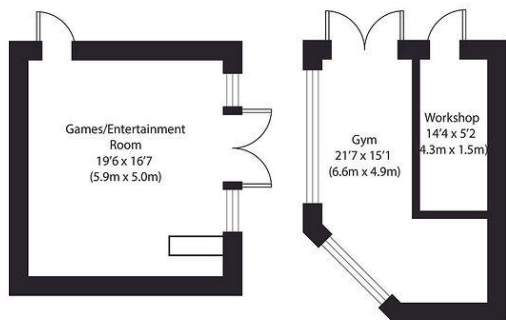
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

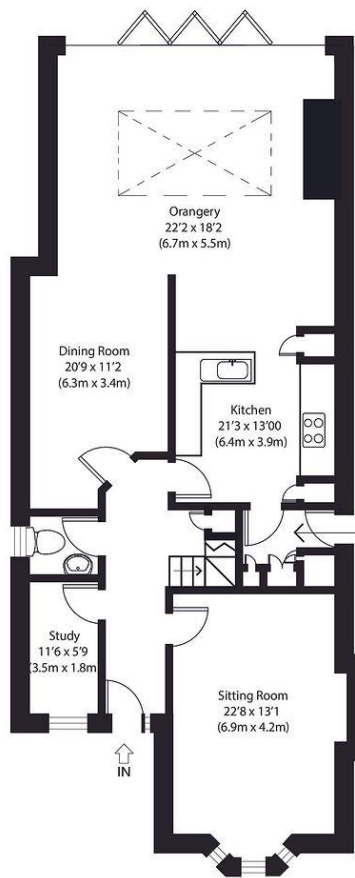


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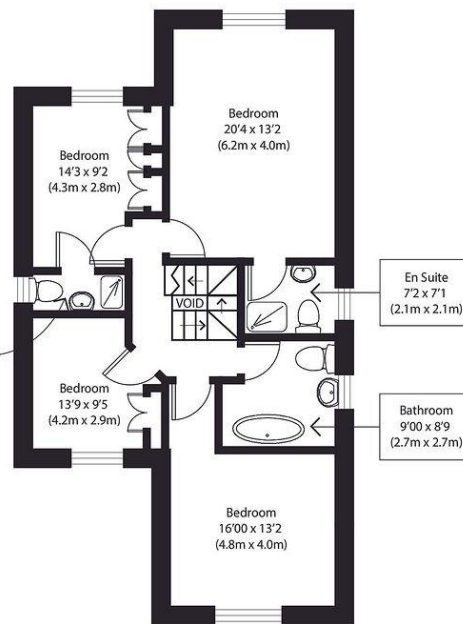


Approximate Gross Internal Area
Main House 3165 sq ft (294 sq m)
Outbuildings 660 sq ft (61 sq m)
Total 3825 sq ft (355 sq m)

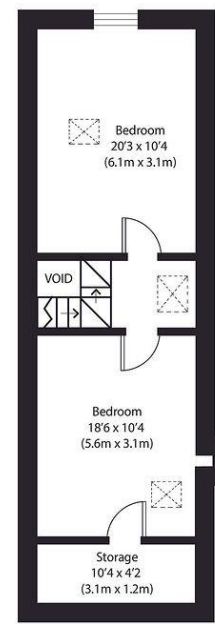
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk



Ground Floor



First Floor



Second Floor



