



**Blacksmith Cottage, Main Road, Shotley, Ipswich, IP9 1PL**

**welcome to**

**Blacksmith Cottage, Main Road, Shotley, Ipswich**

\*GUIDE PRICE £450k - £475k\* Rarely available detached two bedroom open plan cottage benefiting from a lounge, a study, a bespoke kitchen, fabulous views and a fully detached annex which boasts a shower room, a lounge/kitchenette and spiral staircase leading up to master bedroom with Velux windows.



**Agents Note:**

Please note this property has a water filtration system via a powered water treatment tank that is not attached to mains sewage, please contact the branch for further information. There is mains electricity, LPG gas and mains water..

**Entrance Hall**

Porcelain tiled flooring with under floor heating, a stable style door and doors leading to the cloakroom, study and kitchen/diner/family room.

**Cloakroom**

Porcelain tiled flooring with under floor heating, one radiator, low level WC, an inset sink, extractor fan, double glazed port hole to the side and the boiler.

**Study**

7' 7" x 7' ( 2.31m x 2.13m )

Double glazed window to the front, bespoke floor to ceiling cupboards providing ample storage, grey tiled effect flooring, one radiator and a fitted desk and shelving.

**Lounge**

11' 4" x 11' 4" ( 3.45m x 3.45m )

Beautifully presented, cosy lounge with carpet flooring with under floor heating, one further radiator, exposed brickwork fireplace with a fitted wood burner and oak mantel, exposed brick wall to the rear, patio doors leading to garden, a large oak beam, TV point and a double glazed port hole to the front.

**Kitchen/Diner/Family Room**

Stunning room which has been renovated to a very high standard and boasts a range of eye and base level units in khaki with granite worktop surfaces, integrated dishwasher, integrated Rangemaster cooker with 6 ring burner and extractor hood, space for an American fridge/freezer and washing machine, Porcelain tiled flooring throughout with under floor heating, spot lights, bi-fold doors leading to the rear garden, patio doors leading to the rear garden, bespoke floor to ceiling cupboards, an oak staircase

with glass balustrade and inset lighting, one radiator, a utility cupboard, a large central island with under counter seating and ample storage, an inset one and a half bowl sink plus drainer, chrome mixer tap and filtered water tap.

**First Floor Landing**

Carpet flooring, an oak staircase with inset lighting, down lighters and a glass balustrade.

**Master Bedroom**

20' 4" x 13' 1" ( 6.20m x 3.99m )

This stunning master bedroom is a rare find and benefits from direct field and estuary views, two Velux windows to the rear, a further double glazed window to the rear with fitted shutters, a Juliet balcony with pull down blinds, carpet flooring, one electric radiator, spot lights, a full wall of bespoke built in wardrobes, a roll top bath to the rear of the room with shower attachment, a standalone chrome Victorian style mixer tap, Porcelain tiled flooring, chrome heated towel rail, extractor fan and a door leading to the en suite.

**En Suite**

7' 7" max x 7' 6" ( 2.31m max x 2.29m )

Beautifully presented en suite with a walk in shower, quartz effect tiling, waterfall shower, shower attachment and handle less glass enclosure, spot lights, extractor fan, low level WC, vanity sink with chrome Victorian style mixer tap, tiled splashback, grey heated towel rail, spot lights and Porcelain tiled flooring.

**Bedroom Two**

11' 4" x 11' 4" ( 3.45m x 3.45m )

Double glazed window to the rear with fitted shutters, field and estuary views, carpet flooring, one radiator, an oak beam and a built in wardrobe.

**Annex:****Lounge/Kitchenette**

16' 3" x 14' 2" ( 4.95m x 4.32m )

With bi-fold doors leading to the front, spanning the entirety of the annex, making this a great

inside/outside space! Grey wood effect flooring throughout, one electric radiator, TV point, spot lights and a double glazed window to the side. The kitchenette benefits from eye and base units in high gloss cream, an integrated microwave oven, a water tank, a wood effect worktop/breakfast bar, a black one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, a spiral staircase leading up to the bedroom and a door leading to the ground floor shower room. This impressive space is perfect for entertaining family and friends or could be used as a holiday let!

**Ground Floor Shower Room**

6' x 4' 8" ( 1.83m x 1.42m )

A shower with glass enclosure waterfall showerhead and shower attachment, fully tiled walls, low level WC, wash hand basin with chrome mixer tap, grey wood effect flooring, extractor fan, spot lights and a double glazed window to the side.

**Bedroom**

16' 2" x 7' 8" ( 4.93m x 2.34m )

Four Velux windows, grey wood effect flooring, spot lights, double glazed window to the side with direct field views and 6 eaves cupboards providing ample storage.

**Outside**

Upon entry to Blacksmith Cottage you are greeted with a walled border and double cast iron gates, making this a secure and secluded space, There is a block paved driveway to the front with access to the annex and main cottage, fitted down lighters to each property, outside power points, a separate side gate leading to the LPG gas storage and two spiral staircases leading up to a raised seating area. The remainder of the garden has a block paved seating area, patio seating areas with an 8 seater hot tub (to stay), with light and music options, field and estuary views, bi-fold and patio doors leading to the kitchen/diner/family room. This is the perfect, private space for enjoying the sunshine and entertaining family and friends!



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## Blacksmith Cottage, Main Road, Shotley, Ipswich

- Rarely available gated two bedroom detached cottage
- Two double bedrooms
- Bespoke kitchen with bi-fold doors
- Impressive master suite with Juliet balcony, a roll top bath & en suite
- Fully detached one bedroom annex

Tenure: Freehold EPC Rating: E

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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