



Haybarn Cottage, Swan Lane, Westerfield, Ipswich, IP6 9AH

welcome to

Haybarn Cottage, Swan Lane, Westerfield, Ipswich

Stunning, detached 18th Century cottage boasting two large, double bedrooms, three generous reception rooms, a ground and first floor cloakroom, a seperate ground floor bathroom, a wraparound plot, multiple out buildings and garages and off street parking.

Agents Note:

Please note there is an annual fee of £25 payable on this property, to maintain the road.

Entrance Porch

Tiled flooring, an oak door leading to the lounge and two windows to the side.

Lounge

Large lounge with hardwood, double glazed windows to the front and side, carpet flooring, two radiators, an understairs storage cupboard, an inglenook fireplace with stove, TV point and exposed beams and supports.

Dining Room

Two hardwood, double glazed windows to the front, carpet flooring, exposed beams and supports, wall hung lights, fitted bookcases and a fitted baker's oven.

Study

12' 4" x 8' (3.76m x 2.44m)
Double glazed windows to the front and windows to the side and rear, carpet flooring and one radiator. This is the perfect home study, perfect for enjoying panoramic views of the garden.

Kitchen

15' 9" x 5' 9" (4.80m x 1.75m)
Two windows to the rear, a door to the conservatory, tiled flooring, additional wood effect flooring, eye and base level units cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome taps, a pantry cupboard, shelving and space for a cooker and fridge/freezer.

Conservatory

20' 4" x 4' 8" (6.20m x 1.42m)
Tiled flooring, windows to the side and rear, spot lights, a wash hand basin, plumbing for a washing machine and views across the garden.

Inner Hall

A door to the conservatory, one radiator, bathroom and cloakroom.

Cloakroom

5' 7" x 2' 8" (1.70m x 0.81m)
Low level WC, a window to the side and one radiator.

Ground Floor Bathroom

5' 9" x 5' 8" (1.75m x 1.73m)
A window to the rear, a bath with overhead shower, pedestal wash hand basin, one radiator, a white heated towel rail, partially clad walls and a shaver point.

First Floor Landing

Carpet flooring, one radiator, hardwood, double glazed window to the front, loft hatch, a double storage cupboard and space for a study.

First Floor Cloakroom

5' 8" x 2' 5" (1.73m x 0.74m)
Low level WC, a hardwood, double glazed window to the front and pedestal wash hand basin.

Master Bedroom

11' 8" x 10' 9" (3.56m x 3.28m)
Hardwood, double glazed windows to the front, a UPVC window to the rear, with field views, carpet flooring and one radiator.

Bedroom Two

11' 5" max x 9' 2" (3.48m max x 2.79m)
Hardwood, double glazed window to the front, carpet flooring, one radiator and a full wall of fitted, sliding wardrobes.

Outside:

Front Garden

A wraparound plot with hedging to the front and rear, providing a degree of privacy, field views, an outside tap and light, two driveways, either side of the property, an oil boiler, curved borders, a gate, leading to the fields, block paved seating areas, a grassed area surrounding the property, multiple fruit and bay trees, multiple out buildings, garages and a concrete paved area to the side, for an extension, which has approved planning permission for the current vendors, (copy provided to Agent),

Garage

13' 7" x 9' 2" (4.14m x 2.79m)
With power, light and window to the rear.

Workshop No 1

14' 4" x 8' 1" (4.37m x 2.46m)
With power, light and window to the rear.

Workshop No 2

12' 9" x 9' 7" (3.89m x 2.92m)
With power, light and windows to the side and front.

Workshop No 3

20' 3" x 4' 7" (6.17m x 1.40m)
With power, light and window to the rear.

Workshop No 4

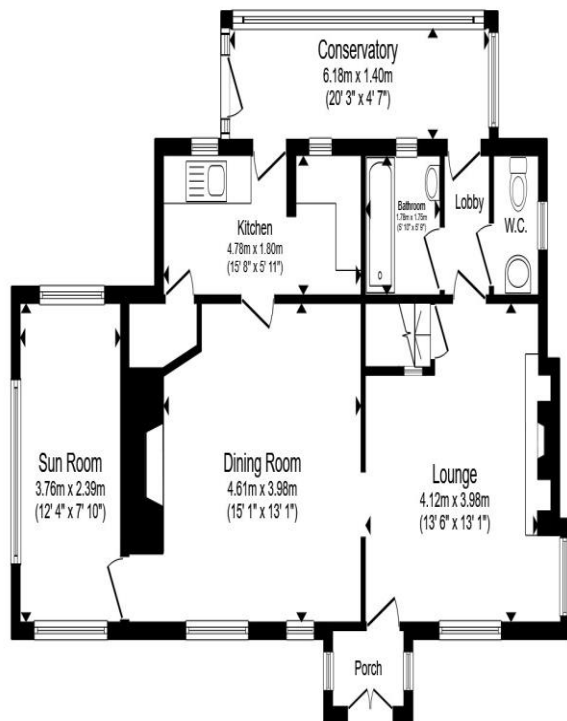
A barn shed with power, light and a door to the rear.

Outer Office

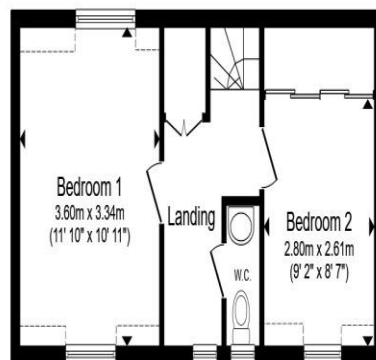
8' 4" x 8' (2.54m x 2.44m)
Wood effect flooring, windows to the side and rear, power and light.

Garage No 2

19' 2" x 9' 6" (5.84m x 2.90m)
Barn style doors to entry, windows to the rear, power and storage in the rafters.



Ground Floor



First Floor

Total floor area 112.4 m² (1,210 sq.ft.) approx

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.propertybox.io



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**Haybarn Cottage, Swan Lane,
Westerfield, Ipswich**

- Stunning 18th Century cottage
- Two large, double bedrooms
- Three generous reception rooms
- Study & conservatory
- Multiple out buildings

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£425,000 - £450,000



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Property Ref:
IPS120761 - 0004

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