

A pretty four bedroom period cottage located on a small lane in the centre of one of east Suffolk's most popular villages, Brandeston.

Guide Price
£495,000 Freehold
Ref: P6582/C

Clovers
Mutton Lane
Brandeston
Suffolk
IP13 7AR



Boot room, hallway, kitchen, dining room, sitting room, study/snug and utility room with WC.

Bedroom one with en-suite shower room. Three further bedrooms and bathroom.

Parking, garage, store room, summerhouse and south facing garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Clovers is situated along Mutton Lane which is located within the highly desirable village of Brandeston. The village is nestled within the Deben valley, a designated special landscape area which contains some of the most picturesque countryside in East Anglia. The village has an active local community and excellent local pub, The Queen. It is also home to Framlingham College's Preparatory School, and has a first rate village hall which has various groups including a wine society, yoga and pilates, mother and toddler group, table tennis and cinema club. In addition are playing fields and a tennis court. The neighbouring villages offer further local amenities and there is a wide range of local shopping in the nearby town of Framlingham (3 miles), Wickham Market (4 miles) and Woodbridge (8 miles). The A12 is accessible at Wickham Market and links the county town of Ipswich and beyond is the country's main road network. Rail services run from Campsea Ashe to London via Ipswich. There are numerous footpaths and byways around the village and the coastal destinations such as Aldeburgh and Thorpeness are just 18 miles.

Description

Clovers is a pretty, period cottage which retains many of its attractive original features and is of timber framed construction under a pan tiled roof. As well as a bespoke kitchen opening through to the dining room, is an attractive sitting room with woodburning stove. In addition, is a study/snug. Also on the ground floor is a utility room with WC. On the first floor are four bedrooms, the master having an en-suite shower room. In addition is a family bathroom. There is an oil fired central heating system and timber glazed double glazed windows throughout. Clovers offers off-road parking as well as good sized garage, store and a summerhouse. The main gardens lie to the front of the cottage and are south facing.



The Accommodation

The Cottage

Ground Floor

A door to the rear of the cottage provides access to the

Boot Room 12'7 x 4'7 (3.66m x 1.40m)

Tiled flooring and radiator. North facing window. Cupboard which is home to the oil fired boiler and hot water cylinder with pressurising tank. A door leads to the

Hallway

Stairs to the first floor galleried landing. North facing window. Tiled flooring. Radiator with cover. Doors lead off to the

Utility Room

With high and low level wall units with space and plumbing for washing machine and tumble drier. Work surface with stainless steel sink and mixer taps above. WC. Ladder style chrome towel radiator. Recessed spotlighting. East facing window.

Kitchen 18'6 x 9'6 (5.64m x 2.9m)

Fitted with bespoke low level wall units installed by local craftsmen, Luxmoore & Co. Oak work surfaces. Butler sink with mixer taps above. Space for range cooker. Tiled flooring. Integrated dishwasher. Pantry cupboard. Space for fridge freezer. Stable style door to the exterior. North and west facing window. Large opening and doorway lead to the



Dining Room 13' x 11' (3.96m x 3.35m)

A good sized room with views through the south facing bay window overlooking the front garden. Brick fireplace with canopy. Tiled flooring. Recessed spotlighting. Built-in pantry cupboard and door to large storage cupboard that also has a doorway to the



Sitting Room 16'5 x 13'2 (5m x 4.01m)

A lovely room with south facing window overlooking the front of the property. Exposed beams and studwork. Inglenook fireplace with woodburning stove and bressummer beam above. Radiator. Recessed spotlighting. Door to the front of the property. A door returns to the hallway and a further door opens to the



Study/Snug 11'2 x 9'7 (3.40m x 2.92m)

An additional good sized dual aspect reception room currently used as a playroom, with window to the north and south facing French doors opening to the front garden. Radiator. Hatch to roof space. Laminate flooring.



From the hallway, stairs lead up to the

First Floor

Landing

North facing dormer window. Large eaves storage cupboard. Fitted wardrobe with hanging rail and shelving.

Doors lead off to

Bedroom One 14' x 11'6 (4.27m x 3.51m)

A double bedroom with south facing window overlooking the front garden. Hatch to roof space. Recessed spot lighting. Fitted wardrobe with hanging rail and shelving. Radiator. A door opens to an



En-Suite Shower Room

Cleverly fitted with a shower cubicle, WC and corner hand wash basin. Predominantly tiled floor. Towel radiator. Recessed spot lighting.

Bedroom Two 10'6 x 7'5 (3.20m x 2.26m)

A dual aspect single bedroom with north and west facing windows. Eaves storage cupboard. Radiators. Recessed spot lighting.



Bedroom Three 13'8 x 8' (4.17m x 2.44m)

A double bedroom or spacious single bedroom with south facing window overlooking the front of the property. Radiator. Fitted wardrobe with hanging rail and shelf above. Recessed spotlighting.



Bedroom Four 13'7 x 8' (4.14m x 2.44m)

A double bedroom or spacious single bedroom with south facing window overlooking the front of the property. Fitted wardrobe with hanging rail and shelf above. Recessed spotlighting. Radiator. Exposed timbers. Hatch to roof space.



Bathroom

Comprising bath with shower above and folding glazed screen. WC and hand wash basin. Ladder style chrome towel radiator. North facing dormer window with obscured glazing. Recessed spotlighting. Tiled floor and walls.

Outside

The property is approached from the lane leading to a shingle driveway and parking area for an ample number of vehicles. This in turn leads to a barn style garage with double doors to the front. Internally this measures approximately 18'2 x 9'10. Power and light are connected. Adjoining this is a useful store, again with electricity connected, measuring 10'11 x 6'2.

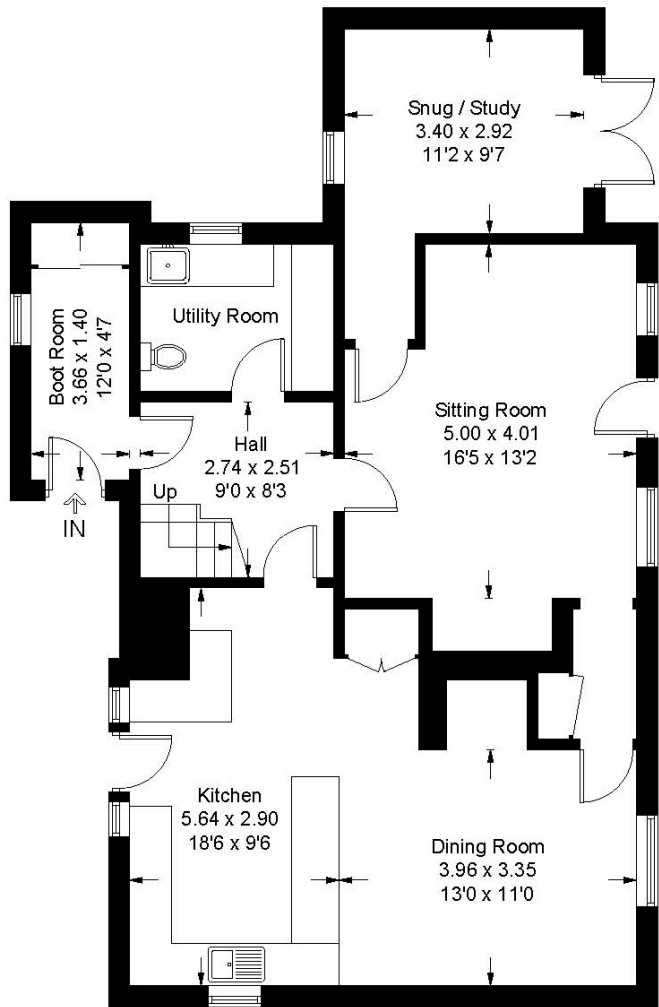
The main gardens are situated to the front of the cottage, the south. This is laid to grass and bordered by high level fencing and hedging. There is a patio area immediately abutting the cottage and within the garden is a summerhouse/home office with fitted wall units that include an integrated fridge that measures 12'5 x 5'10. Power is connected. Abutting this is a garden shed. In all the front garden measures approximately 58' x 35' with the grounds extending to approximately 0.12 acres.



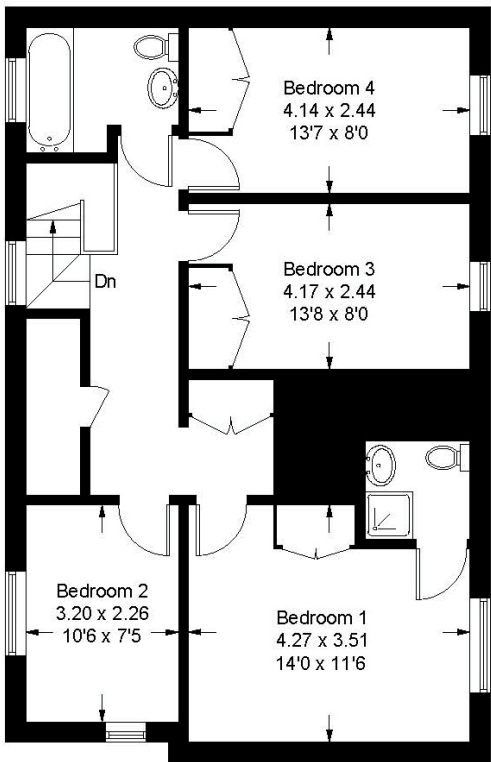


Clovers, Brandeston

Approximate Gross Internal Area = 149 sq m / 1596 sq ft



Ground Floor



First Floor



Viewing Strictly by appointment with the agent. Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, electricity and drainage connected. Oil fired central heating. Charging point for electric vehicle.

Council Tax Band E; £2,239.62 payable per annum 2021/2022

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC Rating = E

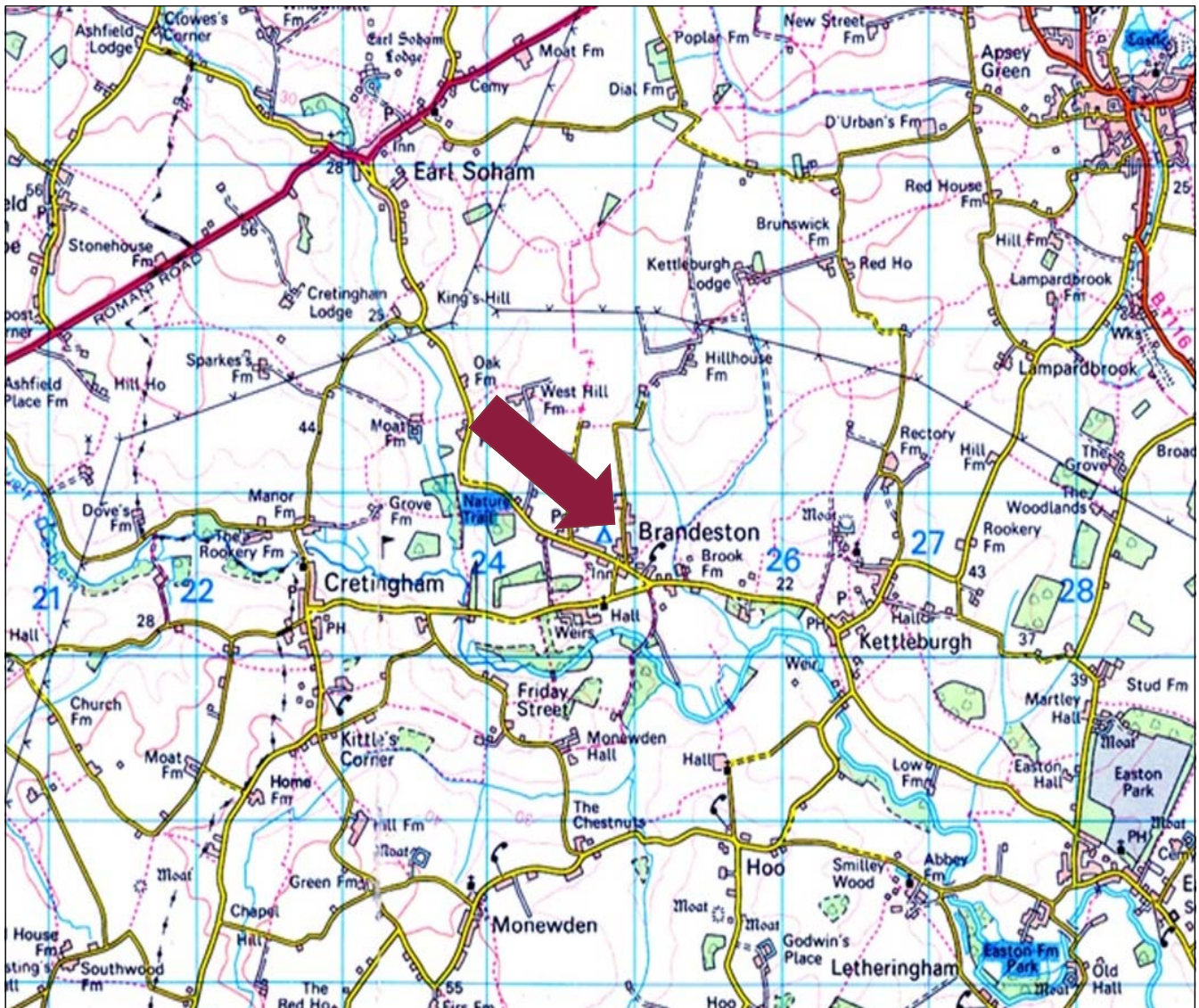
NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

March 2021

Directions

From Framlingham, proceed south out of the town passing the Co-Op garage on the left. On the sharp left hand bend, take the right turning to Kettleburgh. At the junction with the village turn right. Proceed into Brandeston and take the first turning on the right into Mutton Lane. Proceed down the lane where Clovers will be found on the left hand side.



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