

A charming, brick and flint two bedroom cottage in a quiet, semi-rural location on the edge of the village of Eyke.

Guide Price
£265,000 Freehold
Ref: P7260/J

Stone Cottage
Low Road
Eyke
Suffolk
IP12 2QF



Sitting room, kitchen/breakfast room and shower room.
Two first floor bedrooms and bathroom
West facing rear garden and parking space.

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Location

Stone Cottage is set along Low Road, in the charming village of Eyke. Eyke is an attractive village benefitting from a church and primary school, with the award winning restaurant, The Unruly Pig, lying just 1½ miles away. The Heritage Coast is easily accessible, with the towns and villages of Thorpeness, Orford, Southwold and Aldeburgh all within easy reach. The village is also only a short distance from Rendlesham Forest which offers walks and cycling. The popular market town of Woodbridge is approximately 4 miles from Eyke and has further schooling in both the state and private sectors. The town has excellent shopping, business and recreational facilities, with a railway offering direct services to London's Liverpool Street.

Description

Stone Cottage comprises a charming, brick and flint, detached two bedroom cottage in a quiet semi-rural location on the edge of the well regarded village of Eyke. The cottage presents well throughout, with original Suffolk pamment flooring on the ground floor, a lovely sitting room with woodburning stove, a well fitted kitchen/breakfast room and ground floor shower room. On the first floor there is a landing bedroom, double bedroom and bathroom. Outside Stone Cottage benefits from its own carparking space together with a west facing garden at the rear which includes a generous patio area and well stocked, mature border beyond.



The Accommodation

The Cottage

Ground Floor

A wooden panelled front door opens into the

Sitting Room 12' x 11'2 (3.66m x 3.4m)

A delightful room with windows on the gable elevation overlooking the front pathway. The focal point of the room is the open brick fireplace containing the woodburning stove with carved wood surround. Recess with fitted cupboards and shelves. Electric panel heater and a wooden panelled door that opens into the



Kitchen/Breakfast Room 12'2 x 11'3 (3.71m x 3.43m)

With window on the gable elevation overlooking Low Road and the gravelled parking area. Well fitted kitchen with range of cupboard and drawer units with wood effect worksurface over incorporating a ceramic sink with mixer tap and drainer. Four ring electric halogen hob with oven and grill under with light and extractor hood over. Undercounter recess for fridge and recess and plumbing for slimline dishwasher. Door to stairs rising to the First Floor with understairs storage cupboard. Electric panel heater. Feature fireplace with range stove. Part glazed stable type door to the garden. Further door to the



Inner Lobby

With window overlooking the courtyard garden and door to



Shower Room

With fully tiled shower cubicle containing the Triton electric mixer shower, WC and pedestal wash basin. Electric panel heater. Wall mounted Tesy electric boiler. Wall mounted storage cupboard.

Stairs from the Kitchen/Breakfast Room rise to the

First Floor

Landing Bedroom 13' x 12' (3.96m x 3.66m)

With window on the gable elevation overlooking Low Road and providing glimpses of the countryside beyond. Access to roof space. Gabarron night storage heater. Door to



Bedroom One 12' x 10'8 (3.66m x 3.25m)

A generous double bedroom with casement window offering a good degree of light. Gabarron night storage heater and door to wardrobe cupboard.



Returning to the Landing a door provides access to the

Bathroom

With suite comprising panelled bath in tiled surround, WC and mounted wash basin. Exposed boarded floor and wall mounted panel heater.

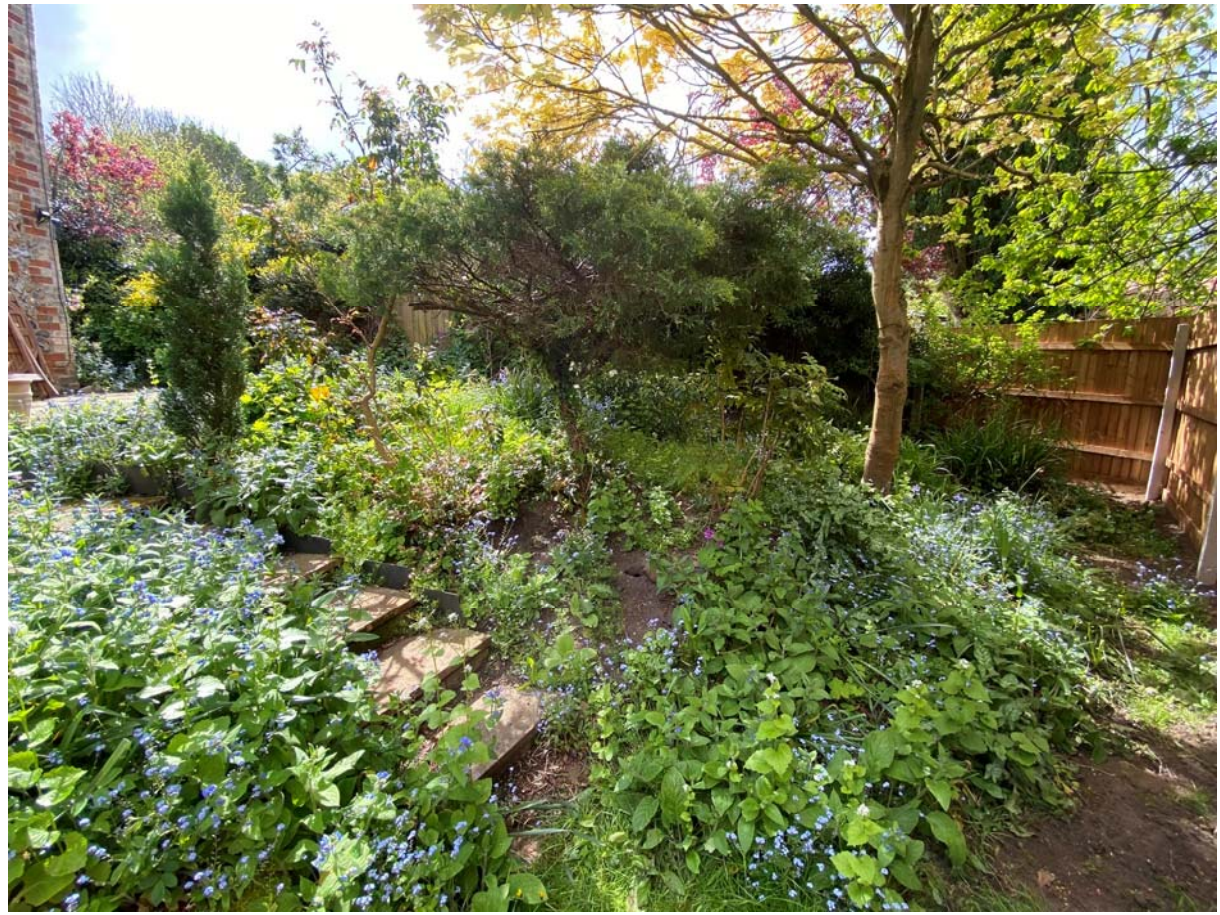


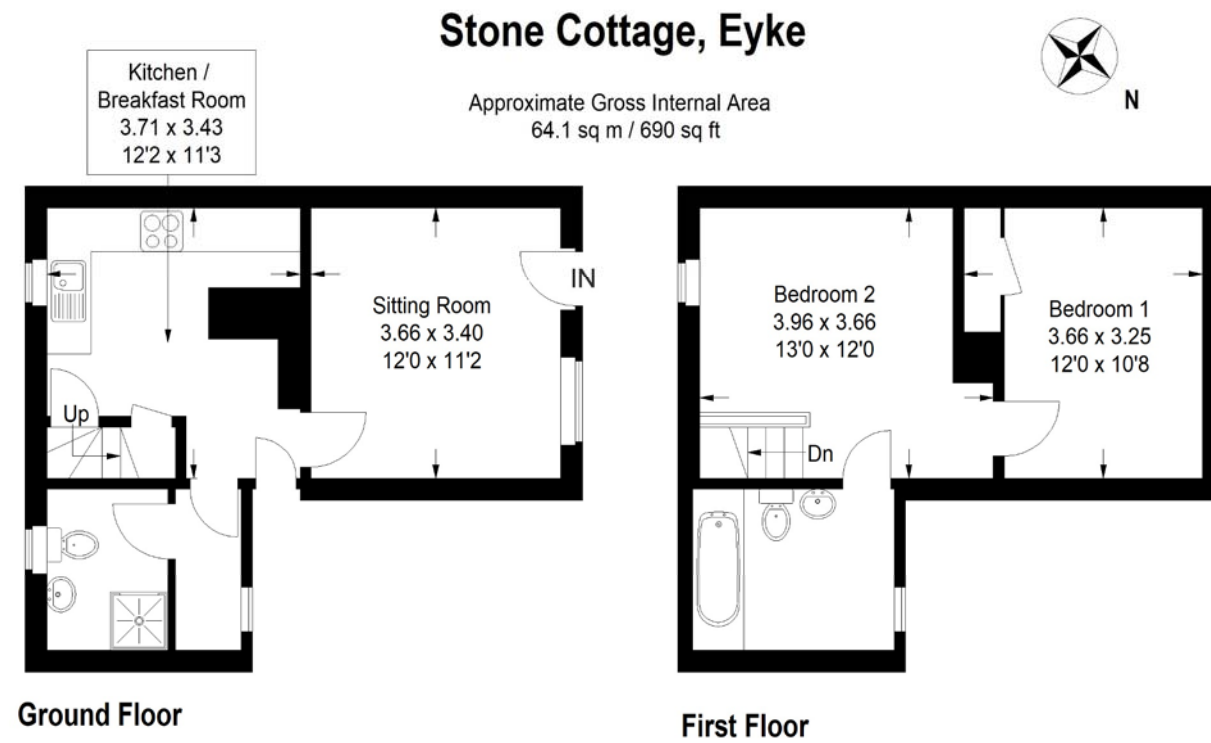
Outside

Stone Cottage will be found along Low Road; a quiet country lane a short distance from the centre of the village. Beside the property is a gravel parking space that is sufficiently large enough for one vehicle. Pedestrian access is via an iron gate from Low Road, that leads alongside a pathway to the rear garden. Beside the pathway is the front door that opens into the Sitting Room.

The rear garden is a charming 'cottage garden' comprising a patio area that can be accessed from the Kitchen/Breakfast Room. From this the garden leads down to a landscaped area containing a number of mature shrubs and trees.







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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Electric panel heaters providing heating together with an immersion heater providing hot water.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = G

Council Tax Band C; £1,877.25 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Some of the photos taken date from 2023.
4. The property is currently let.

May 2024



Directions

Proceeding in a easterly direction on the A1152 from the village, turn left into Low Road immediately before the former pub. Continue along Low Road and the property will be found a short way along on the left hand side.

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