

A charming cottage situated within the very heart of Laxfield, within walking distance of the two pubs and Co-op shop.

Offers In Excess Of
£350,000 Freehold
Ref: P7402/C

St Mary's Cottage
Bickers Hill
Laxfield
Suffolk
IP13 8DP



Hallway, stylish open plan kitchen/dining room, sitting room with wood burning stove, utility cupboard and downstairs cloakroom. Two first floor double bedrooms, both with en-suites. Front and rear courtyard gardens.

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Location

St Mary's Cottage is located in the heart of the popular and well regarded village of Laxfield, which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

Description

St Mary's Cottage is a delightful semi-detached dwelling of predominantly brick and timber frame construction with rendered elevations under a tiled roof. It has been beautifully extended and refurbished and offers comfortable and stylish accommodation. On the ground floor is a most impressive open plan kitchen/dining room with bi-fold doors opening out to the private rear courtyard. There is also a downstairs cloakroom and utility cupboard as well as a sitting room with woodburning stove. On the first floor are two good sized double bedrooms, both of which have en-suites. Whilst there is no parking at the property, there is on road parking close at hand.

The Accommodation

The Cottage

Ground Floor

The front door opens to the

Hallway

North east and south west facing UPVC windows to the side of the cottage. Tiled flooring. Radiator. Stairs to the first floor landing. Door to the Sitting Room. Opening to the

Kitchen/Dining Room 22'3 x 13'10 (6.78m x 4.22m)

A superb open-plan, dual aspect room with south east facing UPVC window to the front of the cottage and north west facing bi-fold doors opening to the rear courtyard. Fitted with a stylish range of low level wall units with integrated bin store. Wine fridge. Space for range cooker with extractor fan above. Woodblock work surface with double butler sink with mixer taps above. High level metal shelving. Tiled flooring. Recessed spotlighting. Radiator. Space for a fridge/freezer. Opening to the Sitting Room, door to the Cloakroom and further door to the





Utility Cupboard

Space and plumbing for a washing machine with shelf above for a tumble dryer.

Cloakroom

WC, hand wash basin with cupboard below. Tiled flooring. Radiator. Recessed spotlighting.

Sitting Room 17'5 x 13'6 (5.31m x 4.11m)

A particularly well proportioned and cosy room with south east facing UPVC windows to the front of the cottage. Fireplace with wood burning stove on a tiled hearth. Recessed spotlighting. Radiators. A door returns to the Hallway where the stairs lead to the



Bedroom One 14'8 x 13'5 (4.47m x 4.09m)

A spacious double bedroom with south east facing UPVC window to the front of the property. Hatch to roof space. Recessed spotlighting. Radiator. Built in wardrobe with hanging rail and automatic lighting. A door leads to the



En-suite Shower Room

Comprising tiled shower unit, WC and hand wash basin with drawers below. Ladder style chrome towel radiator. Shaver point. Recessed spotlighting. Skylight. Tiled flooring.



Bedroom Two 14'2 x 10'0 (4.32m x 3.05m)

A good sized double bedroom with south east facing UPVC window to the front of the property. Built in wardrobe with hanging rail and shelf above. Radiator. A door opens to



En-suite Bathroom

Comprising bath with high level shower and glazed screen. Hand wash basin with cupboard below. WC. Ladder style chrome towel radiator. Recessed spotlighting. Shaver point. Tiled flooring.



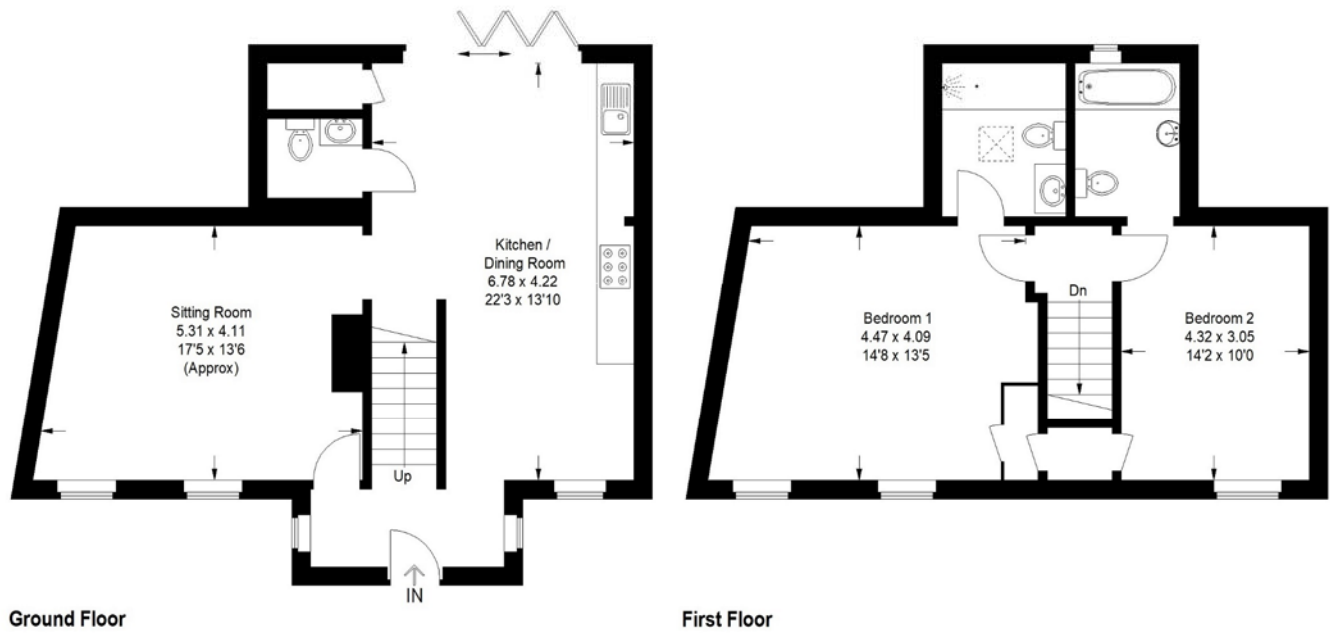
The Outside

To the front of the property is a garden area abutting the lane which is enclosed by picket fencing. It is laid to lawn and has a number of beds and shrubs. There is a narrow side passage to the rear courtyard garden. This lovely area is a sun trap and fully enclosed. It measures approximately 22' x 13' maximum and is laid with a tiled patio that has fitted benches with lighting beneath.



St. Marys Cottage, Laxfield

Approximate Gross Internal Area
109.2 sq m / 1175 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and drainage. Mains electricity (fuse board in end base cupboard in kitchen). Air source heat pump serving the central heating system.

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 = D - Copy available upon request.

Council Tax Band C; £1,884.57 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; 0300 1234000

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.

July 2024



Directions

Proceeding through the centre of Laxfield, just after the Co-op shop and the Royal Oak public house, turn left. Proceed along the lane where St Mary's Cottage will be found on the left hand side. We recommend that you park opposite the King's Head (Low House)

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