

A well positioned two bedroom period cottage centrally located on the high street within the popular town of Debenham.

Guide Price
£195,000 Freehold
Ref: P7522/B

Church Cottage
41 High Street
Debenham
Suffolk
IP14 6QN



Sitting room, kitchen, bathroom and lobby.
Two first floor double bedrooms.
Courtyard to the side.
No onward chain.

Contact Us



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

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

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

Location

Church Cottage is situated within the heart of the village of Debenham on the High Street with rear views overlooking the Churchyard. Debenham is a picturesque and historic village surrounded by open countryside. Within walking distance of the property are excellent local amenities including primary and secondary schools, a post office, greengrocers, doctor's surgery, veterinary practice and a small Co-op supermarket.

The market town of Framlingham is located approximately 9 miles to the east and has further day to day shopping facilities as well as the historic castle. Ipswich (14 miles) and Stowmarket (10 miles) offer more extensive facilities including mainline railway stations with regular services to London Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively.

Description

Church Cottage is a charming two bedroom detached period cottage centrally located in the heart of Debenham, with views to the rear of St Mary Magdalene Church. The property has simple accommodation and is accessed via a gate to the side courtyard, to a side door which opens into the kitchen. The kitchen has a matching range of fitted wall and base units with tiled splashbacks to the worktops incorporating a stainless steel single drainer sink unit with mixer tap over, space for an electric oven and a recess providing cupboard space and worktop. A door from the kitchen leads to the rear lobby which has a window to the rear, a wall mounted panel heater and a door off to the bathroom. The bathroom has a panel bath with an electric shower over and screen, high level WC, obscured window to the rear and ceramic tiled walls and flooring. Another door from the kitchen opens into the sitting room with a sash window and a stable door to the front. Here there is a red brick chimney breast with a recessed wood burning stove, exposed ceiling and wall timbers.

From the kitchen stairs rise to the first floor landing with a sash window to the front and a door off to bedroom one. Bedroom one is a double bedroom with a sash window to the front and a window to the rear. This has exposed floor boards, two built-in wardrobes and a night storage heater. There is an airing cupboard with a pre-lagged water cylinder and slatted shelves. Bedroom two is another double bedroom with a window to the rear with exposed floor boards, a night storage heater and access to the loft.

Outside

The property is approached via a gate to the side which opens into a private walled courtyard and where there are three timber fronted outbuildings. One of the outbuildings has plumbing for a washing machine and an outside tap, another is used for storage and the other is for wood storage.





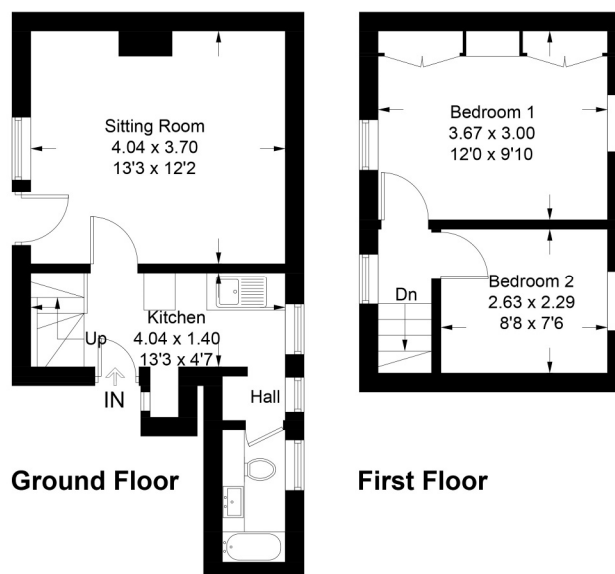






Church Cottage, Debenham

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night storage heaters.

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 E (Copy available from the agent.)

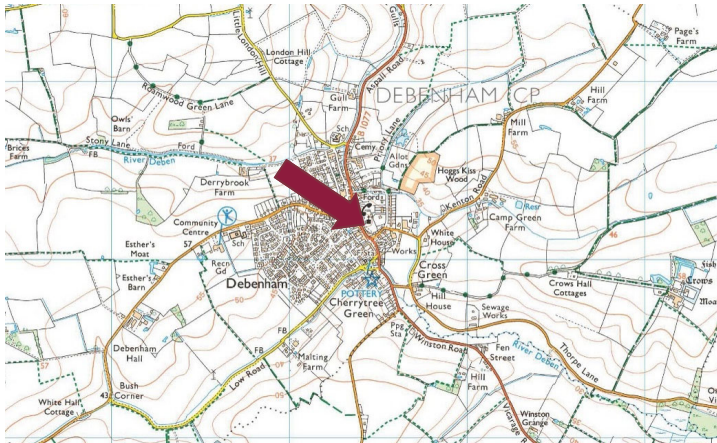
Council Tax Band B; £1,651.50 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 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.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

February 2025



Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, heading to the centre of the village. The property will be found on the right hand side identified by a Clarke & Simpson For Sale board.

When using What3words: pixies.actual.skid



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.