

A well presented two bedroom mid-terrace period cottage, with off road parking and cottage style gardens to rear, located centrally within the village of Debenham.

Guide Price
£275,000 Freehold
Ref: P7526/B

Harvest Cottage
4 Old Bakery Row
Gracechurch Street
Debenham
Suffolk IP14 6RE



Entrance hall, sitting room, kitchen/breakfast room and downstairs cloakroom.

Two first floor double bedrooms and bathroom.

Cottage style gardens to rear.

Off-road parking for two vehicles at the front.

No onward chain.

Contact Us



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Location

4 Old Bakery Row is located just a short walk from the high street in the popular village of Debenham. Debenham benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The county town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations, with regular services to London's Liverpool Street scheduled to take approximately 65 minutes and 85 minutes respectively. Suffolk's Heritage Coast, with towns such as Aldeburgh and Southwold, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

Description

Harvest Cottage is a charming, two bedroom mid-terrace period cottage with interesting character features including partially stained glass windows and, as the address would suggest, was formerly part of the old bakehouse. The cottage has well laid out accommodation over two storeys and is deceptively spacious. From the entrance hall a door opens to the sitting room which is open-plan with panelled walls and has a wood burning stove dividing the sitting room from the kitchen. The kitchen/breakfast room has a range of fitted units and a stainless steel circular single drainer sink recessed into worktops with tiled splashbacks and space for appliances. There is a window to the rear and door to the garden. From the sitting room a door leads to an understairs room where a further door leads to the downstairs cloakroom with stained glass window to rear and ceramic tiled floors. From the entrance hall, the stairs rise to the large first landing with painted floorboards and window to rear and a stained glass top light with doors off to the bedrooms. Bedroom one is a good size double bedroom with ornate feature fireplace with cast iron surround and wooden mantel over and a recess with a built-in hanging rail. There is a sash window to the front and night storage heaters. Bedroom two is also a good sized double bedroom with windows to rear and night storage heater. The family bathroom comprises a Velux window to the rear and painted floorboards with a vanity basin with cupboard under, panelled bath with electric shower over and screen, tiled surround and close coupled WC with floating shelves above. There is an airing cupboard housing the hot water cylinder.

Note

The vendor has informed us that the loft has been partially renovated, it has a window and flooring, and has been used as an office space with good potential to convert permanently, subject to the relevant planning permissions and consents.

Outside

The property is approached from the front via a gravel driveway providing off road parking for two vehicles. Here there are cottage style planted borders. To the rear is a paved terrace with steps that meander through the garden where there are areas of garden with planted borders and a path that leads to the rear access.





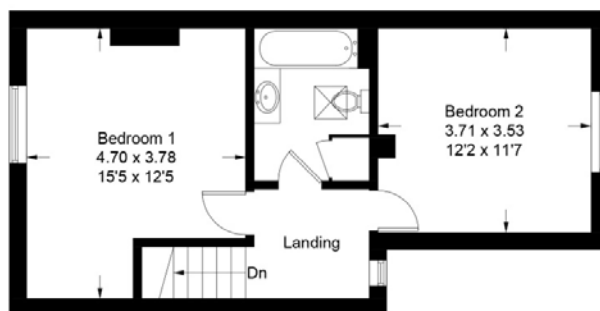




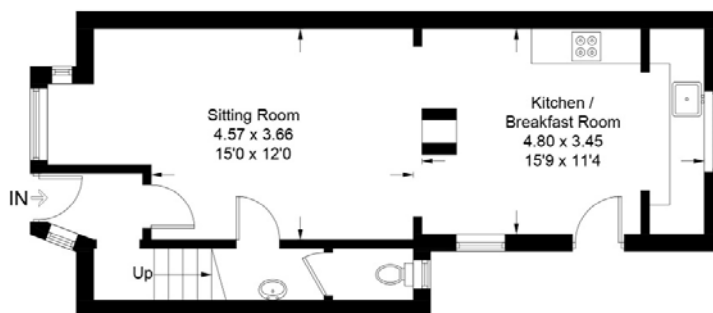


4 Old Bakery Row, Debenham

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Heating via 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 agents upon request)

Council Tax Band D; £2,123.36 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, turning left onto Gracechurch Street, where property can be found a short distance along on the right hand side identified by a Clarke and Simpson for sale board.

What3Words location: ///thin.tilts.after



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