

A principal village house, that now requires updating, with stables, outbuildings and grounds of 2.5 acres, close to the centre of Otley.

Guide Price
£797,500 Freehold
Ref: P7571/J

Hazelwood Cottage
Chapel Road
Otley
Woodbridge
Suffolk IP6 9NT



Entrance hall, drawing room, sitting room, dining room, garden room, kitchen, utility room, boot room and cloakroom.

Principal bedroom with en-suite bathroom, four further double bedrooms and bathroom.

Double cart lodge, stable block, outbuildings and generous driveway.

Gardens and grounds extending to approximately 2.56 acres (1.04 hectares) in all.

Contact Us



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Location

Hazelwood will be found a short distance to the north-east of the centre of the village, and set along Chapel Road. Otley has an excellent community spirit and benefits from a shop/post office, primary school, medical centre, village hall, All Saints' Church and popular public house, The White Hart. Otley is approximately 8 miles north of the county town of Ipswich and a similar distance from the historic market town of Woodbridge, on the banks of the River Deben. It is also ideally situated for access to all parts of the county. The A14 at Stowmarket is within 10 miles. The A12, which bypasses Woodbridge, provides access to Felixstowe and London. The Heritage Coast is approximately 20 miles. There are direct rail services to London's Liverpool Street station from Ipswich and Stowmarket.

Description

Hazelwood Cottage is a spacious, principal village house with accommodation extending to over 2,700 sq ft (257 sqm). Believed to originally date from the 1800s, the property comprises a traditional, formal entrance hall from which the charming drawing room and more comfortable sitting room can be accessed. In addition there is the original dining room, off which the garden room has been added, creating an excellent reception area, as well as the kitchen, utility room and extremely practical boot room with cloakroom.

On the first floor there is a principal bedroom with en-suite bathroom, four further double bedrooms and the family bathroom.

Outside established gardens and grounds immediately surround Hazelwood Cottage together with a range of useful outbuildings. There is also a generous shingled driveway, which links well with the double cartlodge and stable block. To the west of the driveway are the former paddocks, which extends to nearly 2 acres in all and have recently been taken back in hand.

Whilst Hazelwood Cottage is perfectly serviceable, it does now warrant a programme of renovation and refurbishment throughout, as well as possibly reconfiguring the ground floor accommodation as required - and subject to the necessary consents. However this provides a wonderful opportunity for an incoming purchaser to place their own particular style and design upon Hazelwood Cottage.

Vendor's Survey

The vendors have commissioned a full building survey of the property for the benefit of interested parties. An electronic copy of the survey is available from Clarke and Simpson on request. The purchaser will be obliged to reimburse the vendors the cost of the survey on completion (£1,250 + VAT). The surveyors, James Aldridge, will then assign the survey to the new owner along with their duty of care.











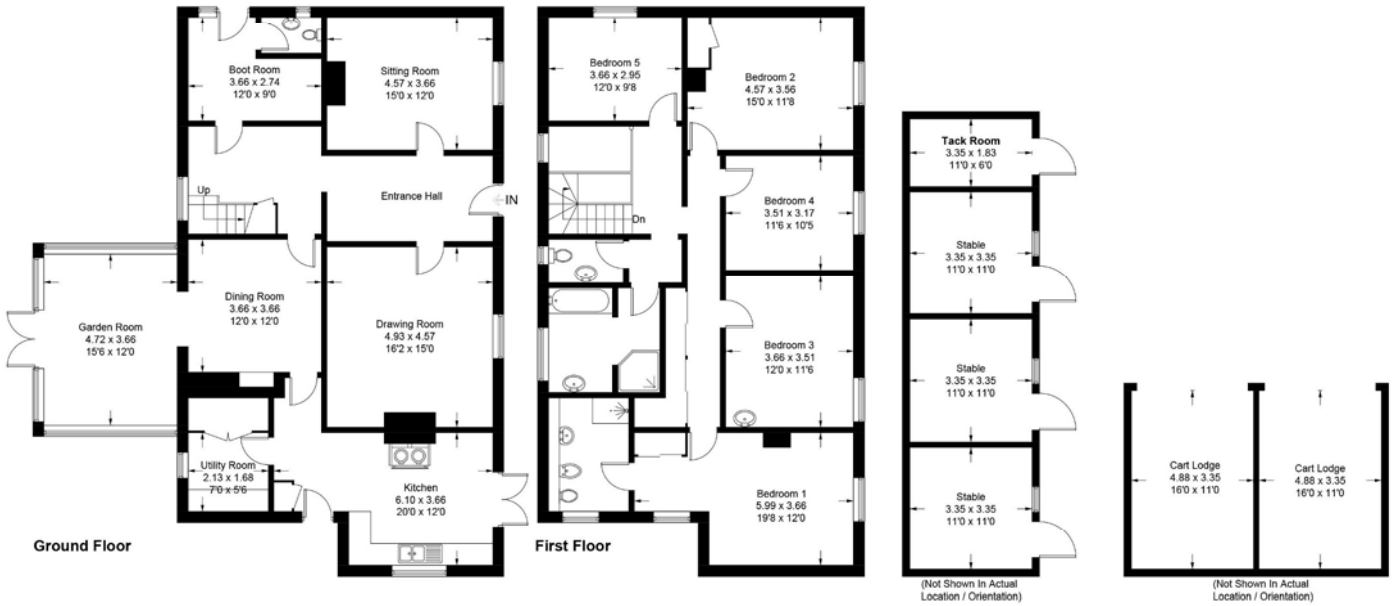






Hazelwood Cottage, Otley

Approximate Gross Internal Area = 257.6 sq m / 2773 sq ft
 Stables = 41.4 sq m / 446 sq ft
 Total = 299.0 sq m / 3219 sq ft
 (Excluding Cart Lodges)



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 Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired boiler serving the hot water and central heating system. Oil fired Aga.

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 (39)

Council Tax Band F; £3,104.65 payable per annum 2024/2025

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

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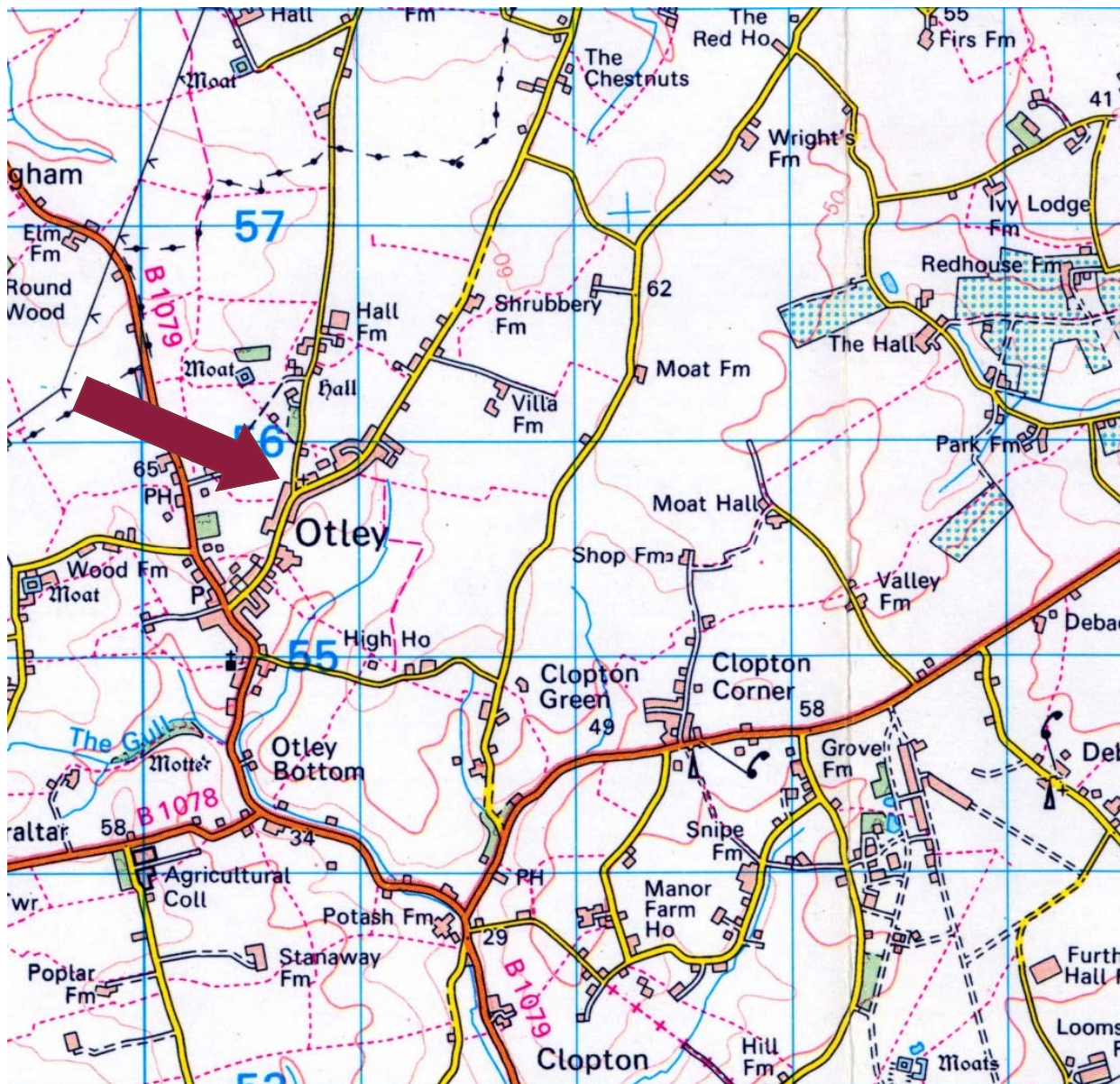
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
4. Application for Grant of Probate has not yet been submitted, but is imminent.

April 2025

Directions

From the centre of Otley, continue in a north-easterly direction along Chapel Road passing the school and the playing field. Hazelwood Cottage will be found on the left hand side immediately before the turning for Hall Road.

For those using the What3Words app: [///saves.punters.evoke](https://www.what3words.com/saves.punters.evoke)



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