

An extended three bedroom detached house located in the village of Pettistree, to the south side of the popular village of Wickham Market.

Guide Price
£360,000 Freehold
Ref: P7573/B

The Tuns Cottage
Main Road
Pettistree
Woodbridge
Suffolk
IP13 0HW



Entrance porch, entrance hall, office, sitting room, dining room, breakfast area and kitchen.

Principal bedroom with shower room and dressing room, two further good size bedrooms and family bathroom.

Generous enclosed garden to rear.

Off-road parking and private driveway for two to three vehicles.

Attached single garage.

Contact Us



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Location

The Tuns Cottage is located in the picturesque rural village of Pettistree, to the south side of the popular village of Wickham Market. Pettistree benefits from a freehouse, The Greyhound (named best local restaurant in Central and East England by the Good Food Guide), an impressive church and easy access to beautiful countryside walks.

The thriving village of Wickham Market, with its excellent range of shops and facilities catering for all needs, is just two miles away and, in addition, has a primary school, medical centre and library. The riverside town of Woodbridge provides a further range of local facilities, including excellent state and private schooling, and lies just four miles to the south.

The nearby Deben, Ore and Alde estuaries provide a wide range of water sport opportunities and there are a number of golf courses locally in the nearby villages of Ufford and Bromeswell. The A12 dual carriageway is easily accessed and links to the county town of Ipswich (11 miles) and beyond to London's M25, Stansted Airport (via the A120), as well as Cambridge and the Midlands (via the A14). Branch and main line rail services run from Campsea Ashe through to Ipswich and London's Liverpool Street.

Description

The Tuns Cottage is an extended, three bedroom detached house. The original cottage is of solid **wall** construction with a block and brick extension with rendered and colour washed elevations under a pitch tiled roof. It is believed that the property was formerly two small cottages which has been opened into one and then extended by the current vendors during their long tenure. In 1993, planning permission was granted to extend the kitchen, provide a third bedroom and a garage.

The property offers flexible accommodation and provides an opportunity for an incoming purchaser to place their own mark upon the property as it now requires a little updating. The property does, however, benefit from gas-fired central heating and wood and double glazed windows. It also benefits from a generous plot; there are open plan gardens to the front and a block paved driveway providing off-road parking for two to three vehicles in front of the single garage and to the side. To the rear is an enclosed garden which has been hard landscaped with an area of Astroturf and beautiful outbuildings.

The Accommodation

Entrance Porch

With window to side, a quarry tiled floor with partially glazed door to the

Entrance Hall

With wall mounted radiator and stairs that raise to the first floor landing. There is a door from the entrance hall to the



Study

With window to front, wall mounted radiator and laminate style flooring. A further door from here leads to the



Sitting Room

With window to front, wall mounted radiator and red brick fireplace with tiled hearth (currently not in use), with shelving to side. Opening to the



Dining Room

With two windows to rear, ceramic tiled flooring, wall mounted radiator and exposed timbers. There is a door from here to the

Breakfast Area

With window to rear, ceramic tiled flooring and built-in understairs cupboard. The breakfast area opens into the

Kitchen

With windows to rear and side and partially glazed door to the garden. Range of matching fitted wall and base units and space for a gas cooker. Gas wall mounted boiler, one and a half bowl single drainer sink unit with tiled splashback to roll top worksurfaces, space and plumbing for dishwasher and washing machine and wall mounted radiator.



Stairs from the entrance hall rise to the

First Floor

Landing

A useful area with window to the rear, laminate-style flooring, wall mounted radiator and wall mounted lights. Doors off to

Principal Bedroom

This room is approached via the shower and dressing room area which has laminate style flooring, built-in corner shower cubicle with mains fed shower over with tiled surround, and a window to rear. There is a step that rises to the bedroom area with window to front.



Bedroom Two

Another double room with window to front, laminate style flooring and built-in wardrobe with hanging rail and cupboard above and wall mounted radiator.



Bedroom Three

A further double bedroom with window to front, wall mounted radiator and laminate style flooring.

Family Bathroom

With obscure window to rear. Panel bath, closed couple WC and hand wash basin with tiled splashbacks and wall mounted radiator. The bathroom is accessed from the landing.



Outside

The property is approached from the highway to the front via block paved driveways to either side of the front garden. The front garden is mainly laid to lawn. There is a pathway that circumnavigates the property with access to both sides. There is a single attached **garage** with an up-and-over door and power and lighting connected. The rear garden is predominantly hard landscaped with a paved terrace that runs along the back and side of the property and with steps up to a further terrace with a large expanse of Astroturf. A pathway leads around the Astroturf to the rear of the garden where there is a brick outbuilding, a further store and a further separate outbuilding. The gardens are enclosed by closeboarded fencing.

It should be noted that the boundary to the left hand side facing away from the property in the rear garden extends to circa 1m beyond the fence to include the leylandii hedge which provides screening from the path.

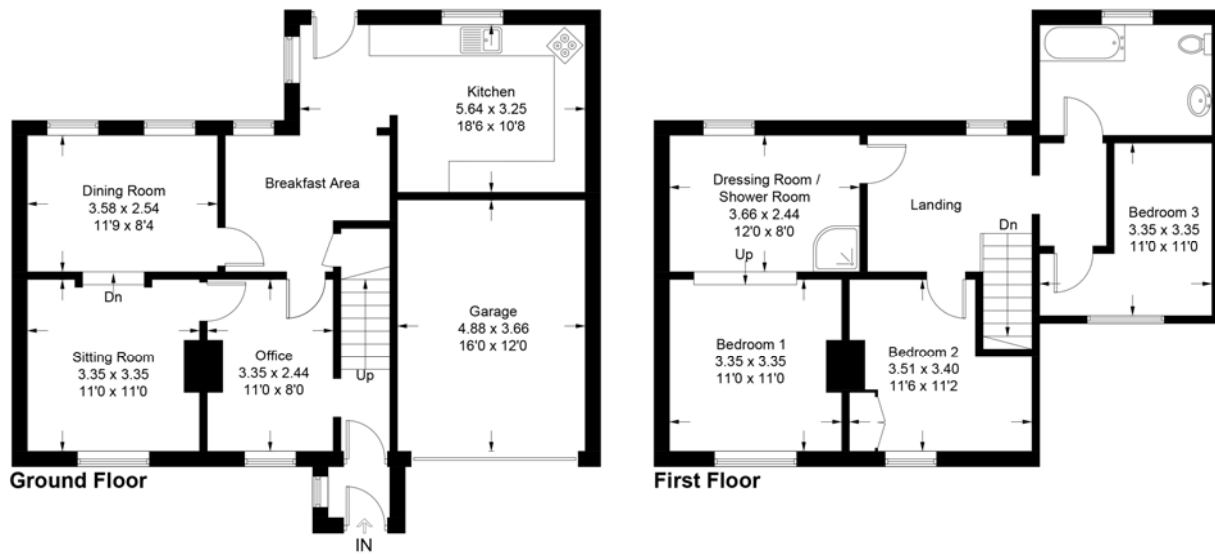


Tuns Cottage, Wickham Market

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Garage = 17.9 sq m / 193 sq ft

Total = 142.0 sq m / 1529 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas-fired central heating.

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 = D (Copy available from the agents upon request).

Council Tax Band C; £1,945.47 payable per annum 2025/2026

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

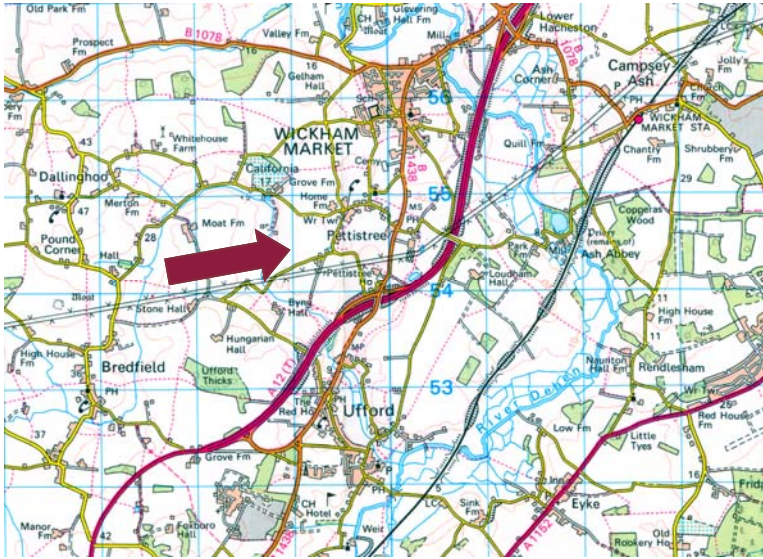
NOTES

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2025



Directions

Leaving the village of Wickham Market heading south toward Ufford, as you enter the village of Pettistree the property can be found on the right hand side identified by a Clarke and Simpson For Sale board.

What3Words location:

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