

*An exceptional and spacious three bedroom semi-detached period cottage situated in a very pleasant position on the outskirts of this most desirable village.*

Rent £1,200 pcm  
Ref: R995

Pear tree Cottage  
Riverside  
Hasketon  
Woodbridge  
IP13 6HB



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## **Location**

Pear Tree Cottage is situated in a very pleasant rural position on the outskirts of the desirable village of Hasketon.

The pretty and popular village of Hasketon is one mile to the north with a well supported church. The property has easy access to the A12, which provides largely dual carriageway driving to London and the south. The County Town of Ipswich, with a further choice of good schooling in both the state and private sectors as well as a good range of shopping and recreational facilities, including its popular marina area, is about 8 miles to the south-west and from here there are fast Inter-city rail services to London's Liverpool Street station, which take just over the hour. There are also some direct services from Woodbridge to London each day. The Heritage Coast lies within about 12 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

## **The Accommodation**

Entering through traditional panelled wooden entrance door into

### *Reception Hallway*

With ceramic tiled floor, single panel radiator, wall mounted batten containing three coat hooks and with original double doors opening into

### *Airing Cupboard*

With single panel radiator, good range of pine slatted shelving and hanging space.

### *Cloakroom*

Incorporating low flush WC, pedestal basin with wall mounted mirror and fluorescent strip light with shaver socket above, double panel radiator, plumbing for washing machine, wall mounted cupboard and outlook to the front of the cottage.

A further door from the reception hallway leads to

### *Study/Snug* 8'10 x 8'1 (2.69m x 2.69m)

A pleasant and versatile room with double panel radiator, wall lighting, telephone point and with attractive wall mounted pine shelving unit. Outlook over the front garden. An open archway gives access to the

### *Sitting/Dining Room Area* 26'8 x 19'10 (maximum).

A most impressive large L-shaped area with open plan living space forming two areas as follows

### *Dining Area* 11'10 x 11'10 (3.35m x 3.35m)

With attractive brick surround central fireplace with double door Villager wood burner set on pamment tiled hearth and with bressummer beam above. Inset ceiling spotlights, smoke detector, double panel radiator and with stairs leading to first floor. Doorway to kitchen

### *Sitting Room* 19'11 x 11'. (5.79m x 3.35m)

A large light triple aspect area with two double panel radiators, wall mounted and ceiling mounted lighting and with very pleasant outlook over the front, side and rear gardens and meadow land beyond. Television point. Double glazed doors give access to the patio and rear garden. Broadband connection to this room.

### *Kitchen* 13'3 x 7'10. (3.94m x 2.39m)

A superb cottage style kitchen which comprises an excellent range of eye level and base level units with wooden work surface above and with butler style sink and with Neff ceramic four ring hob with extractor fan above. Neff double oven, integral Neff slimline dishwasher, refrigerator and freezer. The kitchen has attractive exposed ceiling timbers, ceiling mounted spotlights and tiled pamment floor. Single panel radiator and towel rail. Outlook over the rear garden and with partially glazed wooden door giving access to the boiler room and rear garden.

A stairway from the sitting room leads up to

### *First Floor Landing*

With inset ceiling spotlights, smoke detector, hatch to attic, wall mounted cabinet containing electricity meter and velux window with fitted blind. With doors to

### *Master Bedroom* 12'6 x 11'2. (3.81m' x 3.40m)

A good size double bedroom with double panel radiator, inset ceiling spotlights, television point and with two double hanging cupboards, each with a range of shelving, hanging space and with individual lights. There is a pleasant outlook to the front of the property, towards Riverside House and to the farmland beyond.

### *Bedroom Two* 11'9 x 9'2 (maximum) (3.58m' x 2.79m' maximum)

A further double bedroom with double panel radiator, wall mounted lighting, exposed brickwork containing feature timbers and with outlook to the front of the cottage.

### *Bedroom Three* 10' x 7'10. (3.05m' x 2.39m)

With newly laid carpet and a double panel radiator, fitted storage cupboard with view over rear garden and meadow beyond.

A further door from the landing leads to a **Fitted Cupboard** with two wall mounted shelves

A further door from the landing gives access to the

### *Bathroom*

Comprising of a wooden panelled bath with mixer tap, pedestal basin, low flush WC and separate shower cubicle with Bristan pressurised shower with mermaid boarding and glass fronted door and extractor fan above. Inset ceiling spotlights, double panel radiator, fitted mirror, heated towel rail and further pleasant outlook to the rear of the cottage.

### *Outside*

There is a shingle driveway leading off the minor public highway, and this provides parking for up to four cars. This is bordered on one side by newly erected trellis fencing and, on the other side, there is a small attractive garden area and a pathway leading to the front entrance door.

To the rear of Pear Tree Cottage, there is a good size cottage garden which is laid predominantly to lawn, but is bordered on either side by floral beds. In addition, there is an attractive patio area which is situated immediately to the rear of the property and which can be accessed directly from the sitting room / dining room. In addition there is a decking area and shed for storage.

Adjacent to the rear kitchen door there is a **boiler room** which houses the oil fired combi boiler and a hanging rail. The oil tank is situated to one side of the rear garden on a concrete base upon which the wheelie bins can also be stored. There is also a small wooden garden shed which provides very useful storage space.

From the rear garden there are very pleasant views across the adjoining grass meadows.

*Services* Mains water, private sewerage system and electricity. Oil fired central heating.

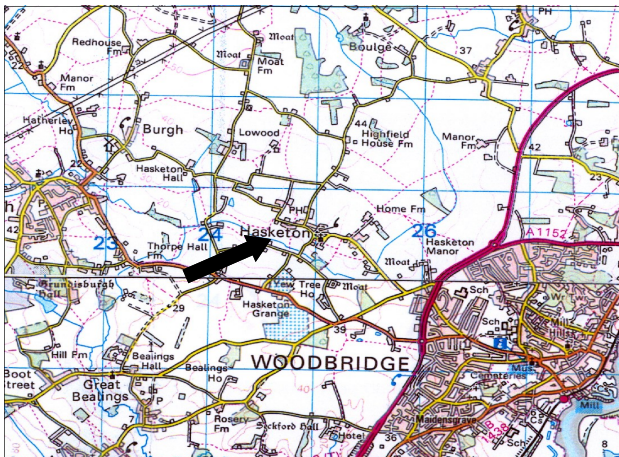
*Council Tax* Band B. £1,619.87 payable 2024/2025

*Local Authority* East Suffolk Council

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Viewings* Strictly by appointment with the Agent.



## Directions

From the Grundisburgh Road roundabout on the A12, take the B1079 towards Grundisburgh, passing Dobbies Garden Centre on your left hand side. Take the second turning on the right, signposted Hasketon, and continue along this road for approximately three quarters of a mile and Pear Tree Cottage is situated on the right hand side.

For those using What3words app:  
 ///nudge.taxi.manliness



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2024

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