



Pitmans Corner
Wetheringsett

£525,000 Guide Price

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Clay Cottage

Pitmans Corner | Wetheringsett | Stowmarket | IPI4 5PX

Stowmarket 11 miles, Diss 12 miles, Ipswich 18 miles

Detached 4 bedroom family home tucked away at the far end of this quiet no through road and set within its own substantial plot which is in excess of 0.8 acres sts and which offers superb views over open countryside to several aspects.

Entrance Hall | Sitting Room | Dining Room | Modern Fitted Kitchen | Utility Area | Conservatory | 4 Bedrooms | Family Bathroom | Separate Shower Room | 0.84 acres sts | Substantial Outbuilding/Barn | Views over Fields | Private Secluded Setting

Clay Cottage

Detached family home which has been improved by the present owner and as such provides a generous amount of bright, airy living accommodation to both ground and first floors as well as superb views over open countryside.

From the entrance hall there are doorways leading off to both the dining room as well as the sitting room, which provides a wealth of natural light due to the triple aspect that it benefits from. Other features of note include wood flooring and inset woodburner. From here there are glazed double doors which lead out to the tiled floor conservatory. The dining room also benefits from wood flooring and along with the sitting room has doorways leading into the dual aspect kitchen, which has been modernised in recent times,



including a fitted range of wall, base and drawers units as well as an LPG range cooker. There is also a separate built-in cupboard housing the oil fired boiler. From here there is a doorway leading out to the utility area which has plumbing for washing machine and from this there are doorways leading out to the garden and also to the modern bathroom comprising panel bath, pedestal washbasin and low flush wc.

At first floor level there can be found four bedrooms all of which are of good proportion, with the two main bedrooms benefiting from a wealth of natural light due to the double aspect windows. There can also be found a large family shower room comprising a double width shower cubicle, low

flush wc and pedestal wash handbasin. All of which has been fitted to a modern standard.

Outside

The property is approached over a no through lane, and is located at the far end, giving this property a high degree of privacy from surrounding neighbours.

The front of the property is enclosed by hedging with pathway which leads to the main entrance to the left of which there is also a large gravel driveway enclosed by gates which provides ample parking and in turn leads to a double garage which benefits from light and power as well as a boarded loft

space for further storage. Within the grounds there is also a substantial outbuilding/barn with light and power which would suit a variety of uses with covered wood store beside. To the rear of the house there can also be found a sheltered patio area as well as further lawned garden plus an orchard with a range of fruit trees together with a greenhouse and vegetable garden.

To the southern boundary of the garden there is a public footpath which could be fenced off from the main garden so as to give a higher degree of privacy should this be desired.

Location

Clay Cottage enjoys a delightful tucked away position, off a quiet lane within this peaceful rural village. Nearby Debenham provides an excellent range of local facilities including top performing primary and secondary schools, as well as an impressive sports and leisure centre. The nearby town of Stowmarket provides a regular mainline railway service to London Liverpool Street.

Services

Mains water, electricity, oil fired central heating, private drainage.

Local Authority

Mid Suffolk District Council - Council Tax Band F.

Directions

On reaching Pitmans Corner within the village of Wetheringsett turn down the private lane immediately to the right of the post box where the property will be found at the far end and will be marked by a Lacy Scott & Knight For Sale board.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

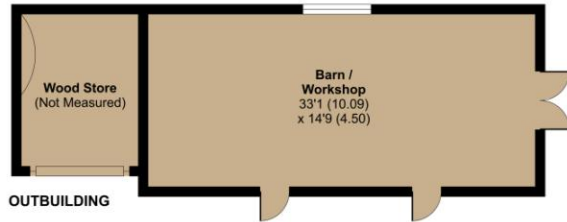
Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

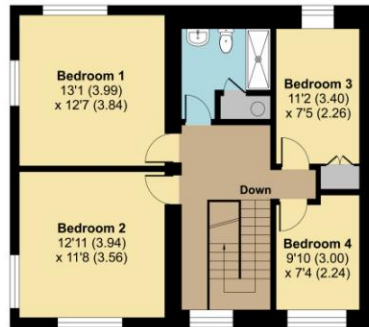


Wetheringsett, Stowmarket, IP14

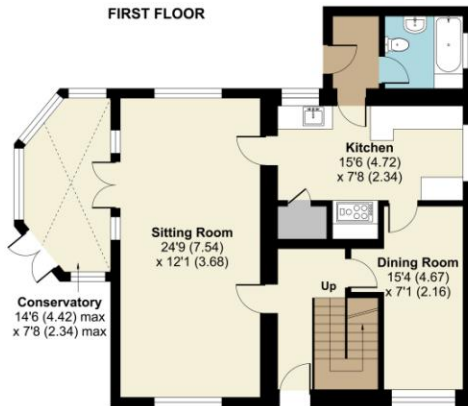
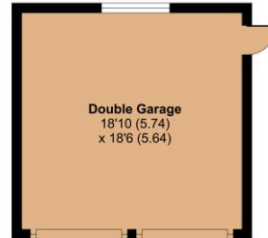
Approximate Area = 1714 sq ft / 159.2 sq m (excludes wood store)
 Garage = 348 sq ft / 32.3 sq m
 Outbuilding = 488 sq ft / 45.3 sq m
 Total = 2550 sq ft / 236.8 sq m
 For identification only - Not to scale



OUTBUILDING



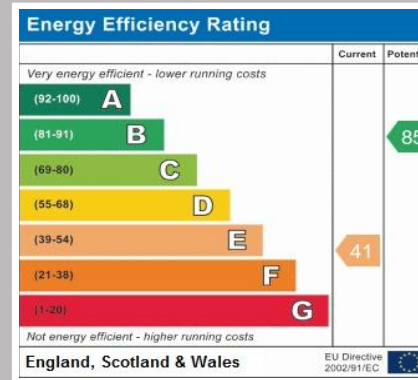
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lacy Scott & Knight. REF: 670533



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