



2 Deerpark Cottages  
Mannings Lane | Woolverstone | Suffolk | IP9 1AP

Freehold Guide Price £ 675,000





## 2 Deerpark Cottages

This idyllic cottage was built in 1832 and has been owned by the same family since 1958 when it was purchased from The Woolverstone Estate. At the time the Lot was described as “An attractive semi detached brick and thatched cottage occupying a delightful situation at the end of Mannings Lane with beautiful views over the River Orwell”. With the exception of the completely pantiled roof, this description is relevant today. This three bedroomed home is decorated in soft hues, has a generous kitchen dining room and a fabulous garden, with all rooms overlooking the river or woods through mature trees. Original, traditional features like Suffolk Latch doors, exposed beams, Rayburn and open fireplaces have been retained to complement the more contemporary aspects. It really is spectacular.



Set at the end of the lane in a wooded location, the property is approached via a driveway with parking for approximately three vehicles. The pretty front garden has seating areas to enjoy the view. The glazed stable door is protected with a pitched porch roof and opens to

### Reception Hall

An original working, wood burning Rayburn stove set in the chimneybreast is a welcoming focal point in this room. There is a storage alcove to the side, ideal for coats and a practical tile floor. There is a further outside door, the original "front door". Doors to



### Cloakroom

This room has a low level WC and small basin, space for a washing machine and tumble dryer over and houses the Worcester Heatslave water heater and pressure tank.



## Kitchen /Dining Room

A light, open large room with windows on all four sides to take advantage of the fabulous views of the river, garden and woods. The pale grey, four oven electric Aga is right at the heart of this home. The present owners have utilised freestanding items to furnish their kitchen leaving ample scope for the new owners to install a new fitted kitchen, or to collect individual items.

The Belfast sink is fitted into a storage cabinet with wooden worktop and drainer.

Double patio doors open to a seating area in the back garden. There is an understairs cupboard for further storage.

Door to





## Lounge

There is also a door to the Reception Hall from the lounge. There are windows to two sides and an open fireplace with wood burner and tiled hearth.





Wooden stairs from the kitchen to the first floor landing. Step to the right to

### **Principal Bedroom**

A pitched ceiling, windows to the front and side with phenomenal views.



### **Family Bathroom**

A freestanding bath under the window offers views of the garden. Low level WC and basin set on vanity table. A modern tiled wet room end with rainfall and hand held shower. The loft hatch is in this bathroom.



From the landing, step left to

### **Bedroom**

A double bedroom with pitched, beamed ceiling and window overlooking the river. Built in storage cupboard.



### **Bedroom**

A double bedroom with pitched, beamed ceiling and window with feature exposed bricks, overlooking the woods. Small Velux window overlooking the trees. Built in storage cupboard and additional storage over the bed.



## Outside

The back garden is a beautiful feature of this home and is terraced, offering views of the mature shrubs and flowering plants from the windows. There are two wooden sheds and a small playhouse which has since been a chicken house! There is a seating area outside the kitchen and path up towards the woods to large lawned area interspersed with flowerbeds leading to



## Summerhouse

This wooden house has a large veranda for relaxing and dining whilst admiring the view enhanced by the raised level. It has power and a wood burning stove and is ideally utilised as additional accommodation or could be an office or playroom.



Near the house is the

## Studio

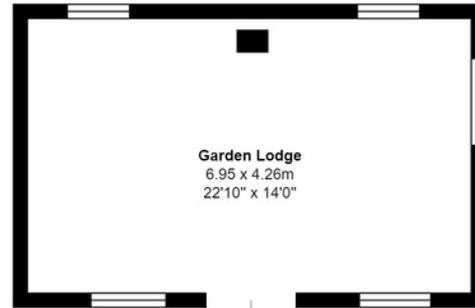
This is the old washhouse, originally shared with next door. It is now a Studio with wet-room containing shower and WC and a separate room with a wood stove set in the old bread oven. There is a basin in here. This studio would be ideal as a working from home office, art space or entertainment area incorporating outside kitchen.



The garden backs on to private woodland, teeming in wildlife and includes a heronry. There are rights of way to enjoy and the vendor advises that there is access to the river. The marina is just a ten minute walk from here.



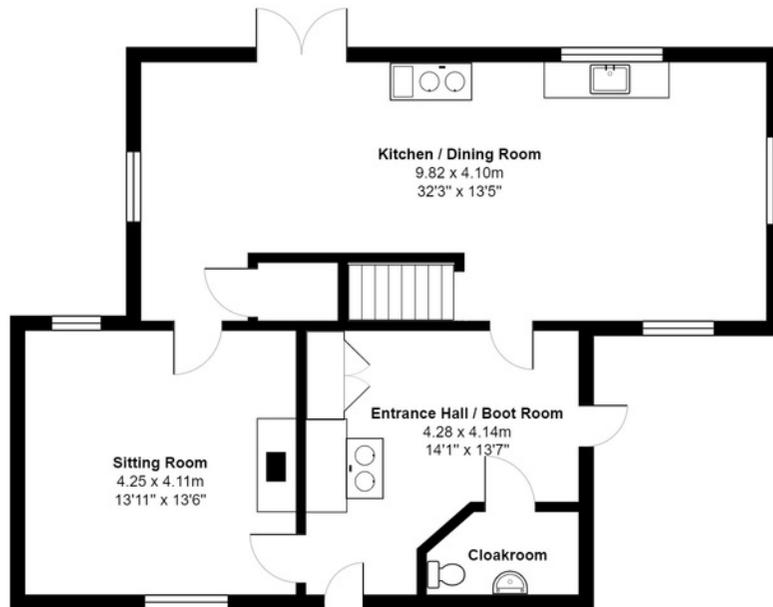
Area: 15.9 m<sup>2</sup> ... 171 ft<sup>2</sup>



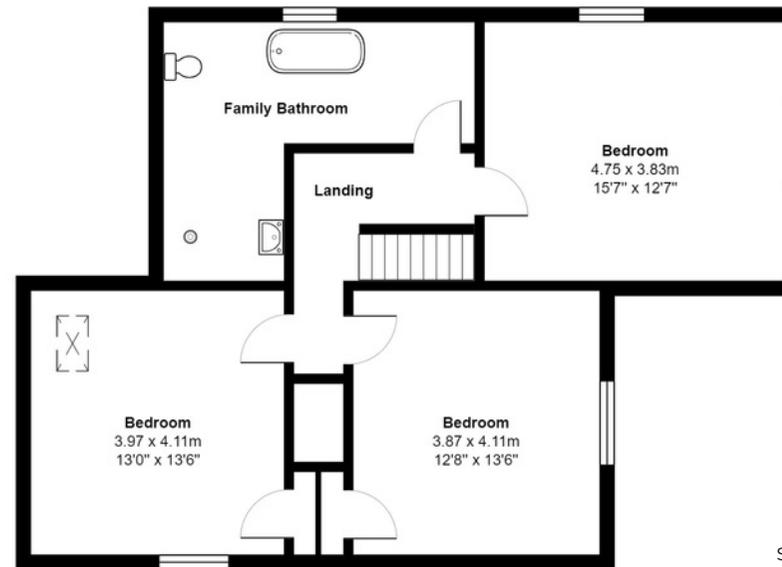
Area: 29.6 m<sup>2</sup> ... 319 ft<sup>2</sup>



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



**Ground Floor**  
Area: 76.4 m<sup>2</sup> ... 822 ft<sup>2</sup>



**First Floor**  
Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>

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## Services

We are advised by the vendors that mains electricity and water are connected. The property benefits from oil-fired central heating and wood burner stoves. There is a septic tank within the grounds.

## Possession

Vacant possession upon completion.

## Council Tax Band

Babergh - Band B - £ 1529.90 (2023/24)

## What Three Words

///kings.lyrics.fairness

**Viewing** strictly by appointment with  
Fine & Country Ipswich - 01473 289700  
or out of hours - Mark Halls MRICS  
Managing Director - 07770 814748

## About The Area

Woolverstone is a small village situated about 4 miles south of the County town of Ipswich. It is well known for its marina which occupies 22 acres of parkland along the River Orwell and is within walking distance of Deerpark Cottages, as is the popular Butt and Oyster public house, only 1.5 miles away along the water. Similarly, The Freston Boot public house and mini cinema is a 15 minute walk away. Less than 2.5 miles away is the Suffolk Food Hall, one of the best local food venues.

Woolverstone is home to the prestigious Ipswich High School and additionally, the area is served by Holbrook High School and by primary schools at Chelmondiston, Holbrook, Tattingstone and Shotley

There is a regular bus service (route 97) from Ipswich Old Cattle Market to Shotley Marina which passes through the village.

Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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