



Vineland House, 66 The Street, Ipswich, IP9 2EG - Asking Price of £895,000

An imposing detached four bedroom village property situated in the centre of Capel St Mary in beautiful gardens of approx half an acre (sts) with the added benefit of a detached double garage and a separate SNOOKER ROOM/GAMES ROOM (approx 28' x 18') with it's own kitchen/bar area, cloakroom and front door. It is the agents opinion that this could be converted into a secondary accommodation/annexe (subject to necessary planning permission)



## Property Description

### DIRECTIONS

From the A12 proceed along The Street passing the parade of shops on the right hand side. The property will be found a short distance past the shops on the right hand side.

### CAPEL ST MARY

is well served with a range of facilities including village shops, primary school and three churches, GP surgery and dentist, hairdressers and petrol station. The primary school is situated in the heart of the village and the catchment school at East Bergholt High School is approximately 5 miles away. 6th Form colleges are at Ipswich and Colchester, together with a number of independent schools in the area. The mainline railway station at Manningtree is within easy access with a journey time of approx. 1 hour to London Liverpool Street and the nearby A12 and A14 connect to the country's motorway networks and London Stansted airport is approx 1 hour away.

### INFORMATION

An attractive "Tudor-style" village property which we understand was built in 1953 of cavity wall construction under a tiled roof. The property offers many fine qualities which include solid wood flooring to some ground floor rooms, solid wooden doors internally and externally, some fine exposed ceiling timbers, double glazed with leaded light windows and benefits from gas radiator central heating via radiators. The property also benefits from a detached SNOOKER/GAMES ROOM (approx 28' x 18') with kitchen/bar and cloakroom and it's own front door - it's the agent's opinion that this may be converted to an annexe/secondary accommodation (subject to necessary planning). The spectacular gardens are well stocked and provide an array of colour and interest in all areas of the plot. The property is ideally located in the village within easy walking distance of the village shops and amenities.

### SERVICES

We understand that all mains services are connected to the property.

EPC Rating - D

Council Tax Band - F

Local Authority - Babergh & Mid-Suffolk District Council 0300 123 4000







#### AGENTS NOTE

Please note: As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

#### HALLWAY

Approached via an outer canopy with solid wood front door opening into a welcoming hallway. Benefitting from a wooden floor, beamed ceiling, stairs to the first floor, understair store cupboard, radiator, wall lights and picture light.

#### LIVING ROOM

15' 11" x 14' 0" (4.85m x 4.27m) Double aspect with windows to the front and rear, the focal point of this room is the ornate brick fire surround with log burner on a tiled hearth and wooden mantle, central wooden beam, downlighters, wall lights, radiator, ample sockets and two TV points.

#### DINING ROOM

14' 0" x 12' 6" (4.27m x 3.81m) Box bay window to the front, feature brick fireplace with gas fire on a tiled hearth with wooden mantle, shelved recess, wooden doors to serving hatch, ceiling beams, radiator and wall lights.

#### KITCHEN/BREAKFAST ROOM

16' 2" x 13' 10" (4.93m x 4.22m) reducing to 9' The hub of the house is the welcoming kitchen/breakfast room with windows to two sides, a range of base, wall, drawer and display units with marble work surfaces over, inset 1 1/2 bowl sink unit, mixer tap and drinking tap, fully tiled walls, electric "range-style" oven with five ring gas hob, dresser unit with shelves and glass doors, radiator. The room is sufficiently large to accommodate a kitchen table and chairs. Door to:

#### UTILITY ROOM

14' 4" x 5' 11" (4.37m x 1.8m) Window to rear, fully tiled walls, wall unit/store cupboard, gas boiler serving hot water and radiator heating system, water softener with unit over, door to outside. Space for a number of appliances and plumbing for washing machine.





#### **CLOAKROOM**

4' 6" x 4' 4" (1.37m x 1.32m) Opaque window, fully tiled walls, low level w.c. wash hand basin.

#### **ON THE FIRST FLOOR:**

#### **LANDING**

An 'L' shaped landing with window to the rear garden, wooden doors to all first floor bedrooms, loft hatch.

#### **BEDROOM ONE**

16' 0" x 11' 7" (4.88m x 3.53m) reducing to 8'9" A light and airy double aspect room with bay window to the front with window seat and a window to the rear, built-in wardrobes with glazed door.



#### **EN SUITE SHOWER ROOM**

Refitted by the current vendors approx 3 years ago with shower cubicle and digital shower, vanity unit with inset sink, low level wc, illuminated wall mirror, ladder towel radiator, extractor fan and tiled floor.

#### **BEDROOM TWO**

14' 0" x 13' 10" (4.27m x 4.22m) Windows to front and side, built-in wardrobes, radiator, vanity sink unit with inset sink, wooden doors to back of airing cupboard, door to fully tiled shower cubicle with niche to the side for shower products etc.

#### **BEDROOM THREE**

10' 8" x 9' 2" (3.25m x 2.79m) windows to side and rear, radiator.



#### **BEDROOM FOUR**

10' 8" x 6' 11" (3.25m x 2.11m) Currently used as an office with window to the front, radiator.

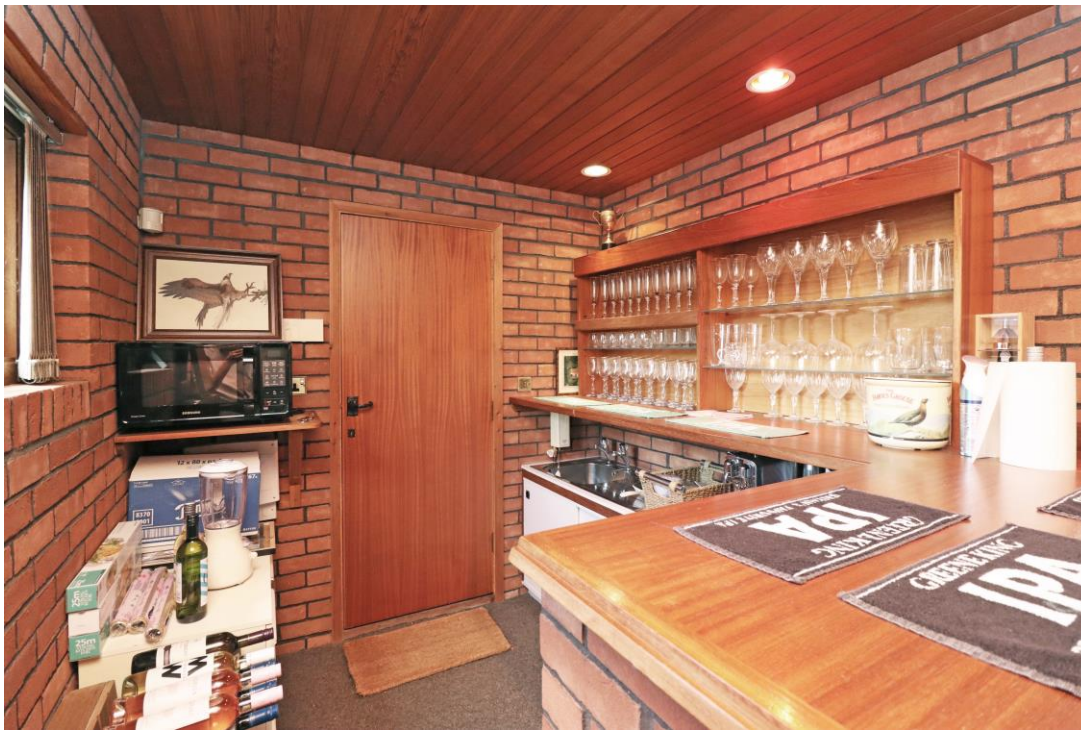
#### **BATHROOM**

10' 6" x 6' 8" max (3.2m x 2.03m) Windows to the side. The bathroom was refitted approx 3 years ago and benefits from fully tiled walls, vanity unit with inset sink unit and mixer tap, panelled bath with wall mounted shower over, vertical radiator, shelved airing cupboard with hot water tank.

#### **SEPARATE W.C**

Refitted approximately 3 years ago having opaque window to rear, low level wc, electric heater, fully tiled walls.





### **SNOOKER ROOM/GAMES ROOM**

28' 7" x 18' 0" (8.71m x 5.49m) A substantial building which the agent considers may be possible to convert into a separate annexe/secondary accommodation (subject to the necessary planning permissions). A pathway from the drive leads to the front door and into a hallway with CLOAKROOM approx 7' x 4'2" fitted with low level wc and wash hand basin. From the hallway is access to the SNOOKER/GAMES ROOM approx 28'7" x 18' with vaulted cedar-clad ceiling, currently used as a snooker room and housing a full-size snooker table, windows overlooking the front garden, night storage heating and ample wall light points. A flip-top bar gives access to the BAR/KITCHEN approx 7'8" x 7'6" benefiting from shelving, stainless steel sink unit and drainer and storage and a further door gives access into the double garage.

### **OUTSIDE**

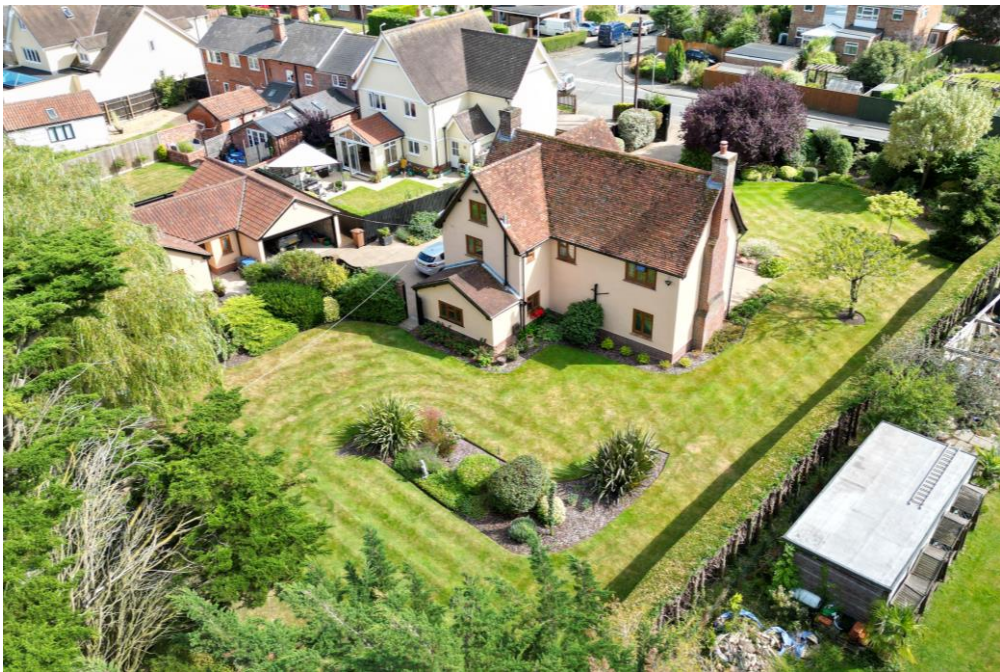
Vineland House is positioned centrally in its mature plot which extends to approximately 1/2 acre (sts) with a driveway from the gated entrance leading to the front door and to the side of the property, providing ample parking and turning for a number of vehicles. The driveway also leads to a brick built DOUBLE GARAGE approx 29'2" x 15'10" with electric roller door, EV charger, power and light, overhead storage, window to the rear and door to snooker/games room and a pathway leads from the driveway to the SNOOKER/GAMES ROOM. A shingled passage leads along the side and along the back of the garage with a useful area for storing garden equipment, logs etc and continues round to the patio area.



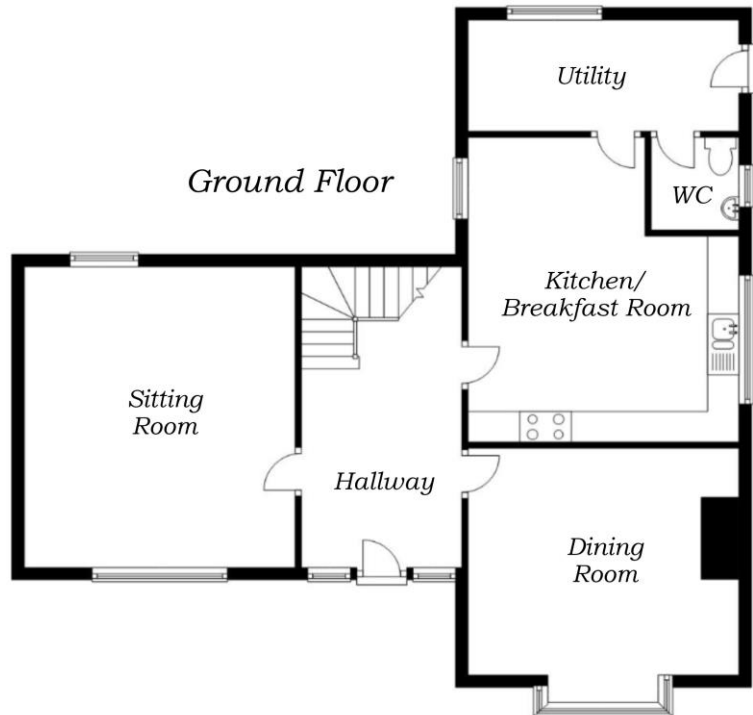
A brick and wooden wall to the side of the property separates the driveway from the garden with a gate through to the main rear garden. The beautifully maintained and well stocked private gardens which surround the property, are a particular feature being set behind fencing and hedging which provides an attractive screen and backdrop. The gardens are thoughtfully landscaped with numerous established beds and borders and include, amongst others, apple, two pear and a greengage tree. A large patio area with SUMMER HOUSE having glazed doors and side panels, also with power and light, provide a delightful area in which to enjoy the garden and al-fresco dining. Two garden sheds are found along a pathway to the eastern side and a wooden gate to the rear boundary provides access to a footpath which leads to the village shops.



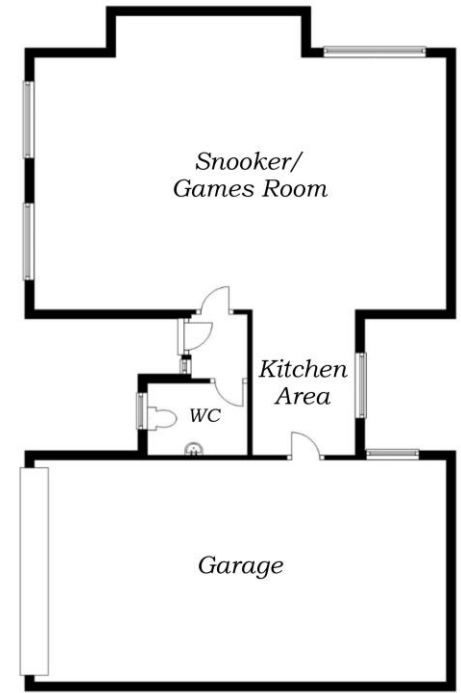








*Outside*



# Grier & Partners

LAND AND ESTATE AGENTS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements