



Grier & Partners
— LAND AND ESTATE AGENTS —

YEW TREE COTTAGE, MILL LANE, CHELMONDISTON,
IPSWICH, SUFFOLK, IP9 1DR
ASKING PRICE OF £595,000





INTRODUCTION

A pretty detached individual four bedroom family home with field views to the rear, located along a quiet private lane in this popular village. The property offers generous accommodation approaching 2,000 sq.ft comprising 25' living room, dining room, open-plan 24' kitchen/breakfast room, ground floor utility and shower room, four bedrooms, en suite shower, separate staircase to first floor office/hobbies room. Front and rear gardens with outbuildings and views over farmland to the rear. We highly recommend a viewing to appreciate all that the property offers.



CHELMONDISTON

enjoys a delightful position adjacent to the river Orwell on the Shotley Peninsular. The village has wealth of facilities including two shops, post office, hairdressers and two thriving pubs. There is ample access to the river along with sailing clubs and local societies. Transport links by Train into central London from stations in Manningtree and Ipswich taking around under an hour, the wider country accessible by road from the nearby A12 and A14. A short walk down the hill are the historic moorings of Pin Mill and the well regarded Butt & Oyster pub (we highly recommend a visit!).



DIRECTIONS

Leave A14 junction 56 to Wherstead, when you reach the roundabout at the bottom of the hill, turn right towards Shotley. Continue along the B1456 for circa 4.5 miles passing under the Orwell Bridge, through Woolverstone until you reach Mill Lane on the left hand side in Chelmondiston. Yew Tree Cottage will be found on the left hand side with a large drive (and a yew tree) to the front.

INFORMATION

Yew Tree Cottage was built in 1984 of cavity construction rendered and part timber-clad elevations under a tiled roof. The property benefits from full double glazing and the LPG gas boiler supplies the radiator heating and hot water system together with gas to the dual-fuel Rangemaster oven and hob. The LPG tank is located below-ground in the front garden.

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.

SERVICES

Mains electric, water and drainage all connected to the property. LPG heating throughout. Council Tax Band – E. EPC Rating - E

Superfast Broadband available via Openreach (www.ofcom.org.uk/)

Good mobile phone coverage via O2, Vodafone and EE (www.ofcom.org.uk/)

'Very Low' Flood Risk (www.gov.uk/check-long-term-flood-risk)



ON THE GROUND FLOOR

ENTRANCE HALL

15' 5 max" x 11' 9" (4.7m x 3.58m) A wooden front door leads into this large and welcoming area with stairs to first floor, radiator and wall lights.

LIVING ROOM

25' 1" x 12' 1" (7.65m x 3.68m) A light and airy room with patio doors to the rear garden, window to the front, feature brick fireplace, two radiators, wall lights.





DINING ROOM

12' 5" x 11' 10" (3.78m x 3.61m) Double glazed doors from the hallway lead into this spacious room with glazed doors to the rear garden, radiator.

OPEN-PLAN KITCHEN/BREAKFAST ROOM

24' 1" x 9' 11" (7.34m x 3.02m) With window to front and rear. A great space for "culinary creations" with a large work surface area and breakfast bar with lights over, range of built-in farmhouse style wall and base units, dual-fuel (gas & electric) Rangemaster oven and gas hob with extractor over, space for dishwasher and American style fridge/freezer, 1 1/2 bowl stainless steel sink unit, two radiators, recessed lighting, two radiators, boiler cupboard with shelving. Door into:

REAR HALL

With doors to front and rear gardens. An 'L' shaped room incorporating utility area and shower room with cloaks hanging space, radiator and stairs to office/hobbies room.

UTILITY AREA

10' 4" x 9' 3" (3.15m x 2.82m) including base and eye level units with work surface over, space for washing machine and tumble dryer, understairs cupboard, tiled floor, radiator.

SHOWER ROOM

7' 6" x 4' 7" (2.29m x 1.4m) Window to the front, recessed lighting, tiled floor, low level wc, wash hand basin, large shower unit, radiator, shaver socket.

FIRST FLOOR OFFICE/HOBBIES ROOM

11' 6" x 9' 3" (3.51m x 2.82m) Currently used as an office but could be used as Bedroom 5. A useful and light room having sloping ceilings down to 1m on two sides, large Velux to front and smaller Velux to rear elevation allowing light to flood into this room, wooden floor, eaves storage, recessed lights, infra-red heater on ceiling.

ON THE FIRST FLOOR:

LANDING

From the main hallway the staircase rises to a large landing with window to the front, airing cupboard and loft hatch.





BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) Window to front. radiator, built-in wardrobe with wooden doors, inset ceiling lights.

EN SUITE SHOWER ROOM

6' 0" x 5' 1" (1.83m x 1.55m) Window to the front, radiator, low level wc, wash hand basin, radiator, shower cubicle with dual heads, inset lighting.

BEDROOM TWO

11' 11" x 10' 9" (3.63m x 3.28m) Sloping ceiling and Velux window to the rear and views over adjoining farmland, radiator, build-in wardrobe with wooden doors.

BEDROOM THREE

12' 0" x 10' 8" (3.66m x 3.25m) Velux window to rear with views over open farmland, radiator, built-in wardrobe with wooden doors.

BEDROOM FOUR

12' 0" x 10' 10" (3.66m x 3.3m) Window to front, built-in wardrobes with wooden doors, radiator.

FAMILY BATHROOM

9' 11" x 7' 1" (3.02m x 2.16m) Velux to rear, corner shower cubicle, panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls.

OUTSIDE:

FRONT GARDEN

The property is set behind a low brick wall with access from the lane into the shingle driveway providing parking for several vehicles. The gardens are mainly laid to lawn with flower beds and as the name suggests, there is an established Yew tree to front of the property. The LPG tank is located below ground and there is an oak framed cart lodge (approx 17'3 x 10'1") with tiled roof and drop-down sides and storage over, light and power connected. A walkway to the side of the property leads to the:

REAR GARDEN

which is mainly lawn with a patio to one side and mix of fencing and a hedge to the rear with open farmland beyond. A three-bay store shed with power and light provides useful storage together with a wooden garden shed and there is a feature detached wood/coal store with rendered elevations and a tiled roof.

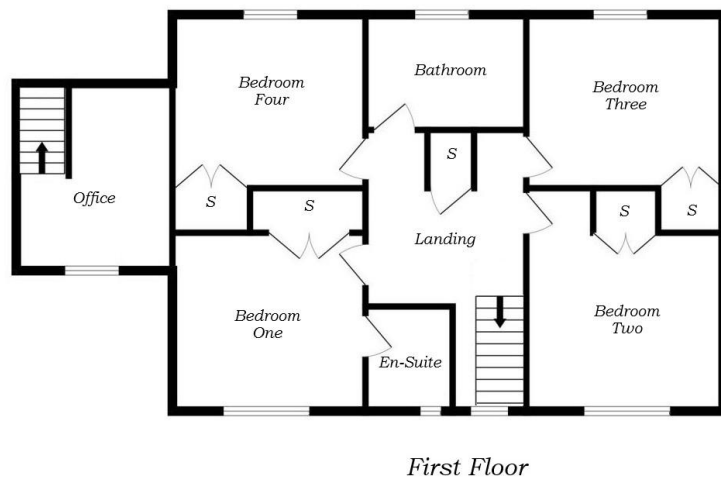
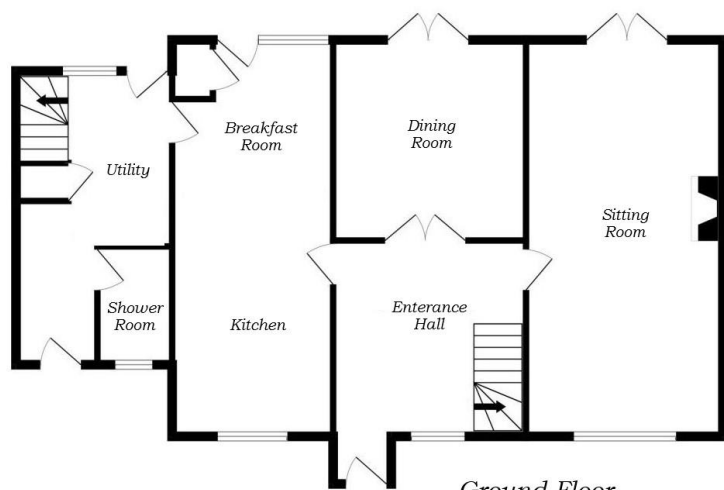






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		