



Milestone Cottage
Melton | Woodbridge | Suffolk | IP12 1PL

MORE THAN MEETS THE EYE



This charming character Cottage dates back to circa 1750 and offers so much more than your usual end of terrace property with four bedrooms in the main house, ample social space, garage and off-road parking plus a delightful one-bedroom annexe. The owners have managed to blend historical charm with contemporary living, making it a perfect home for families, or to retire to, and one definitely for those who appreciate both classic elegance, active village life and modern convenience all within walking distance to Woodbridge town.



KEY FEATURES

- Charming Character Cottage
- 7 Minute Walk To Woodbridge Centre
- Good Sized Rooms
- Store And Office Building
- Garage And Off Road Parking
- Four Comfortable Bedrooms
- Sweet One Bedroom Annexe
- Large Bathroom
- Separate Utility Room
- Flexible Living

The current owners fell in love with the cottage as soon as they opened the door – it felt so spacious and was so close to town. They have more recently achieved planning permission for a rear single storey extension including ground floor toilet to make the accommodation even more generous. The village is welcoming, has an active community and with the walk into town being so short the owners have enjoyed the convenience of being close to Woodbridge – judged happiest place to live in a recent poll!

Step Inside

As soon as you enter this gorgeous cottage there is so much more space and light than usually expected, plus room for coats and shoes and straight ahead are the stairs. A door to the left takes you to the dining room, semi open planned with the dual aspect cosy living room which has a stunning wood burner, installed by the current owners. This is so efficient they do not use the open fireplace in the dining room – but this could be an option if required. At the back of the house is a wonderful kitchen with AGA with 6 burner gas hob, two ovens plus cooling oven so cooking for the family is a real treat. Patio doors lead to the rear gardens and to the garage houses the utility room with spare freezers and laundry facilities.

Community Spirit

The cottage has been a very happy home, made even more so by the lovely people around it. The village is a close community and whilst not in each other's pockets as such, neighbours are very friendly and care about each other – one even bakes sourdough bread to sell using the local flour. Entertaining is a joy here with the pergola on the terrace, and whether dishing up supper in the garden, enjoying a lazy Sunday alfresco breakfast or barbecuing for friends. You can carry on in true brit fashion whatever the weather .





KEY FEATURES

Exploring Upstairs

The characterful stairs lead to four double bedrooms on the first floor, all of which feel light and airy with good head height and windows. The current owners have tastefully renovated the bathroom to create an elegant modern space in keeping with the character of the home. There is useful built in storage to three of the four bedrooms, including one which is currently used as a home office.

Guests Welcome

The old Milk Office/Barn was converted to create a garage with a utility room and a beautifully presented one bedroom annexe, with underfloor heating on the ground floor. This space is ready made for multi-generational living, for teens or as a granny annexe, being ideal for a bit of privacy but still able to take the short walk to the main house for meals. It has also served as a peaceful working from home spot and as a place for friends and family to stay. It could potentially be used for income generation subject to planning.

Step Outside

There is a strip of drive to the south side of the property that no one owns (driftway) but the property enjoys access over this to an electric gate leading to their designated off road parking and also providing access to the back garden. The patio is accessed from the kitchen and the current owners invested in a beautiful pergola - purchasing authentic sail cloth to provide shade in the summer and even use it when the weather is unpredictable being guaranteed to stay dry. Wisteria has been planted to give a colourful display in Spring and pretty trees add to the peaceful garden include Maple and Curly Hazelnut. Fruits trees and herbs grow in the good soil - apple, apricot and plum trees have all yielded a good harvest and provide yummy desserts. The trees provide a pleasant view whether gazing from the main house terrace or from the annexe.

On The Doorstep

Melton village offers a wide range of amenities including a village store, butcher/deli, post office, greengrocers, community farm, small Morrisons supermarket, a veterinary practice, the Coach and Horses pub, Honey & Harvey café, plus primary school, nursery and recreation ground. Close by in Bromswell, The Unruly Pig gastro pub is a favourite haunt for locals too.

















The Annexe







INFORMATION



How Far Is It To....

Melton railway station is 5 minutes' walk away providing a direct branch line rail connection via Ipswich to London Liverpool Street. The A12 is easily accessible, going North towards the popular seaside resorts of Aldeburgh and Southwold and South to London or to the A14 interchange to Bury St Edmunds and Cambridge. Woodbridge, a bustling market town is a close by, offering a variety of independent shops, restaurants, and leisure facilities, including a cinema and tennis courts. The charming riverside setting is great for sailing enthusiasts, whilst the surrounding Deben Valley, an Area of Outstanding Natural Beauty, offers pursuits including walking and rowing. Golfers can choose between the renowned Woodbridge and Ufford Park courses.

Directions

From the Thoroughfare, proceed down Melton Road toward Melton. Travel past The Coach and Horses pub and straight across the cross roads. Milestone Cottage is a little further along on the left hand side and is numbered 43.

Services, District Council and Tenure

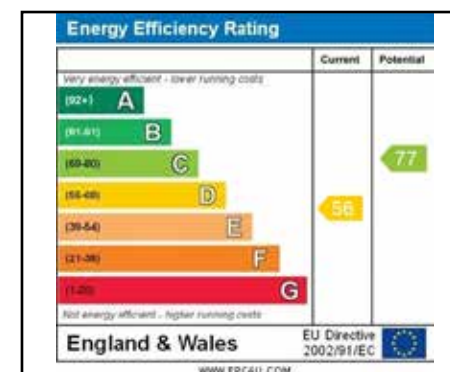
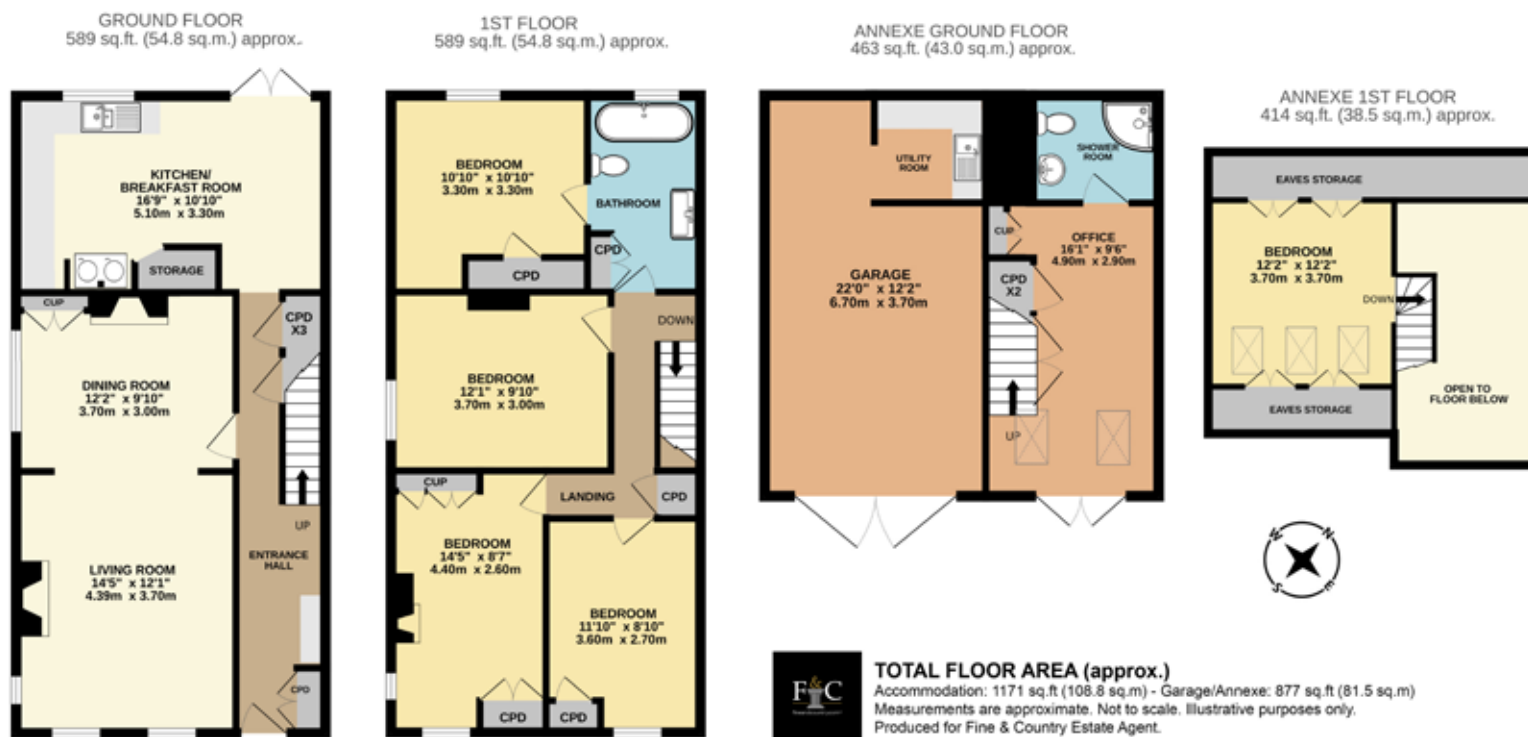
Gas Fired Central Heating

Mains Electricity, Water and Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

East Suffolk District Council – C -Freehold



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