

## 'The Cottage' 16 High Road East, Felixstowe, IP11 9JW

**£750,000 FREEHOLD** (Joint sole agents with Foxhall Estate Agents Ipswich)

Situated on a good-sized double width plot and with mainly southerly rear aspect, a detached three-bedroom cottage with Mansard roof offering extended living accommodation and with the added benefit of outline planning permission for the construction of an additional detached dwelling should prospective purchasers so desire.



**The planning permission for the construction of a separate dwelling (planning ref DC/25/0411/OUT) was approved 9th June 2025 and was applied for in conjunction with architect Robert Allerton (01394-671257).**

In addition to three bedrooms further accommodation consists of entrance hall, a spacious extended kitchen, lounge, dining room, utility room, ground floor shower room, first floor bathroom and separate WC.

Heating is supplied in the form of gas fired central heating to radiators and windows are of leaded glass UPVC double glazed construction.

Externally the property offers an exceptionally good-sized established garden to the rear aspect with mainly southerly aspect and offering a vast array of trees, flowers, shrubs and borders.

Off street parking is available for numerous vehicles to the side aspect and a further benefit is a detached outbuilding with strong potential for conversion to a home studio.

High Road East is a popular and established residential location being exceptionally close to the main town centre with the convenience of public transport links via both train and bus services to Ipswich and beyond. The sea at Cobbold's Point is approximately a five-minute walk, and Felixstowe Ferry with its sailing facilities and Golf Course is within one to two miles distance.

Rarely available to the market and offered for sale with vacant possession and no onward chain an internal inspection is advised to fully appreciate the accommodation on offer

#### **ORIGINAL WOODEN ENTRANCE DOOR**

With leaded glass inner panel leading to -

#### **RECEPTION HALLWAY 20' 4" x 5' 10" max (6.2m x 1.78m)**

Radiator, tiled flooring, recessed LED spotlights, mains connected smoke detector, staircase leading to first floor landing, under stairs storage cupboard, doors leading to :-

#### **GROUND FLOOR SHOWER ROOM 9' 5" x 3' 8" (West) (2.87m x 1.12m)**

Featuring tiled flooring and comprising white suite of walk in shower cubicle with sliding shower screen and wall mounted shower inset with both hand held and overhead spray, low level WC, wash hand basin with mixer taps and drawer beneath, heated towel rail/radiator, extractor fan, recessed spotlights, leaded glass UPVC double glazed window to side aspect.

#### **SITTING ROOM / SNUG 15' 7" max x 13' 9" max (South & North) (4.75m x 4.19m)**

Radiator, recessed fireplace feature with mantle above, leaded glass UPVC double glazed box window to front aspect, UPVC double glazed French doors opening onto rear garden.

#### **LOUNGE 14' max reducing to 12' 10" x 10' 9" (South, North & West) (4.27m x 3.28m)**

With recessed fireplace feature (disused), radiator, leaded glass UPVC double glazed boxed bay window to front, leaded glass window to rear aspect (not double glazed).

#### **KITCHEN 20' 3" plus recess x 16' 2" (South. East & West) (6.17m x 4.93m)**

Forming the extension to the property a large hand built bespoke Anglia Factors open plan kitchen with central island feature (4' x 4') with two double power sockets and six pan drawers beneath, a range of eight further fitted cupboards/units in addition to pull out refuse storage and integrated Neff dishwasher, one and a half bowl Franke sink unit with mixer taps and adjacent work surface, four ring Neff gas hob and concealed extractor hood, matching built in Neff oven and convection/microwave, tiled flooring, recessed LED spotlights, mains connected carbon monoxide detector, two radiators, ample power sockets, space for freestanding fridge/freezer, double glazed windows to each side aspect and also UPVC double glazed French doors with side windows opening onto rear garden and leaded glass wooden door leading to outside.

#### **UTILITY ROOM 9' 10" x 7' 10" (East) (3m x 2.39m)**

Comprising a single drainer sink unit with mixer taps and cupboards under, in total a range of five fitted cupboards/eye level units plus drawer, also further built in shelved pantry style unit, wall mounted Vaillant boiler serving domestic hot water supply and central heating, radiator, tiled flooring, plumbing for automatic washing machine, recessed spotlights, leaded glass window to side aspect.

**FIRST FLOOR LANDING 14'6"" max x 6' 1" (North) (4.27m x 1.85m)**

Radiator, mains connected smoke detector, UPVC double glazed bay window, with window seat with storage beneath to front aspect, door leading to :-

**BEDROOM ONE 14' 1" into wardrobe recess reducing to 12'1" x 10' 10" plus recess (South & North) (4.29m x 3.3m)**

Radiator, ceiling to floor built in wardrobe space with four door openings concealing both hanging storage space and shelved storage space, curved built in dressing table, leaded glass UPVC double glazed windows to front and rear aspects.

**BEDROOM TWO 14' into recess reducing to 12' x 12'4" max reducing to 10' 9" (South & North) (4.27m x 3.28m)**

With vanity wash hand basin with drawers beneath set within walled recess bordered by two built in storage cupboards, courtesy lighting, two French style radiators, leaded glass UPVC double glazed windows to front and rear aspects.

**BEDROOM THREE 10' 7" x 8' max (South) (3.23m x 2.44m)**

Wash hand basin, radiator, leaded glass UPVC double glazed window to rear aspect.

**BATHROOM 7' 8" x 6' 10" (South) (2.34m x 2.08m)**

Comprising a panelled bath with mixer taps and shower attachment, wash hand basin, heated towel rail/radiator, leaded glass UPVC double glazed window to rear aspect.

**SEPARATE WC 5' 10" x 3' 3" (West) (1.78m x 0.99m)**

Fitted with a WC with high level cistern, leaded glass UPVC double glazed window.

**OUTSIDE**

The property stands recessed from Felixstowe's High Road East on a good-sized plot extending to approximately 90' in width x 100' in depth.

Off street parking is available to the Eastern aspect via hard standing area enabling off street parking for a large number of vehicles enclosed by willow fencing and hedging and also housing a Victorian style lantern.

The main front garden to the property is laid to lawn, has independent pathway leading to front door and is enclosed to the side aspects via hedging and to the front aspect via dwarf brick wall.

The majority of the grounds to 16 High Road East are situated to the rear Southerly aspect, are established and exceptionally well maintained, extend to approx 90' in width x 60' maximum in depth, are laid to lawn, have a variety of established trees, flowers and shrubs and are enclosed by hedging.

**OUT BUILDINGS**

The property has two out buildings consisting of :-

**VICTORIAN STYLE SUMMER HOUSE 11' 10" max reducing to 9'6" x 6' 10" (3.61m x 2.08m)**

With pitched roof, built in storage, leaded glass windows and leaded glass French doors enabling access.

**POTENTIAL STUDIO 14' 5" max x 10' (South, North & East) (4.39m x 3.05m)**

A brick building with wash hand basin, power connected, located adjacent to the main residence and offering the potential for conversion to a home studio, however requiring modernisation and conversion to enable full use as such.

**COUNCIL TAX**

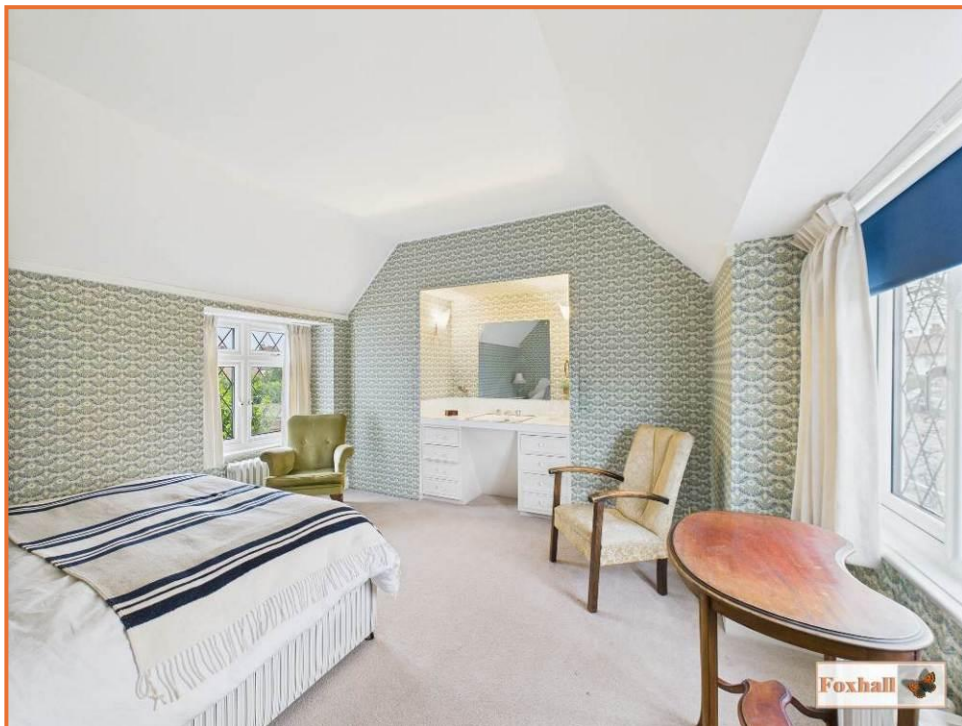
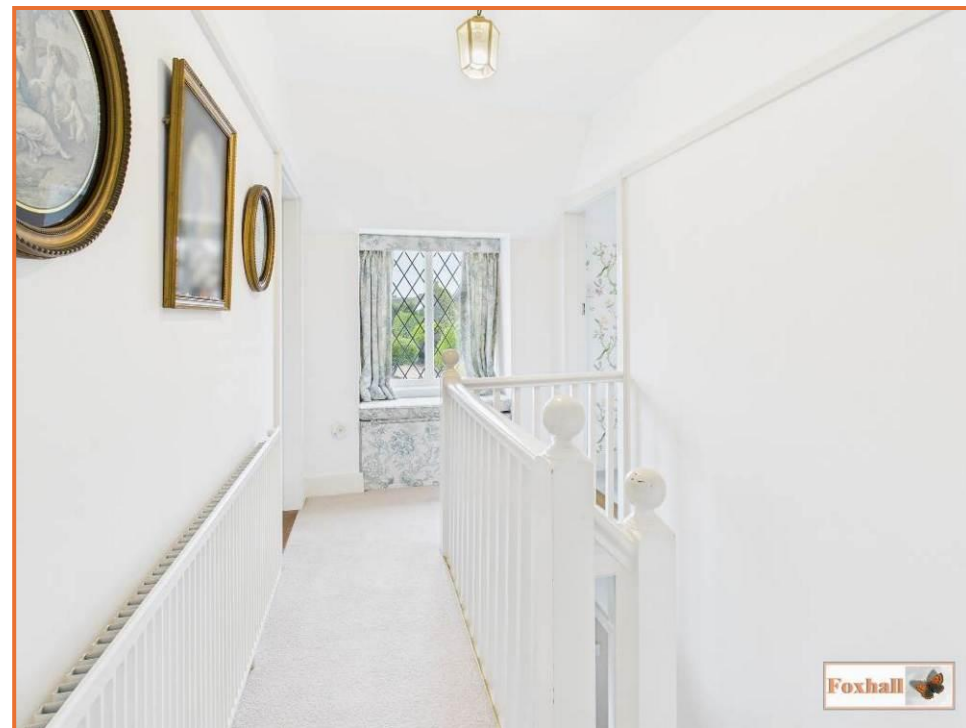
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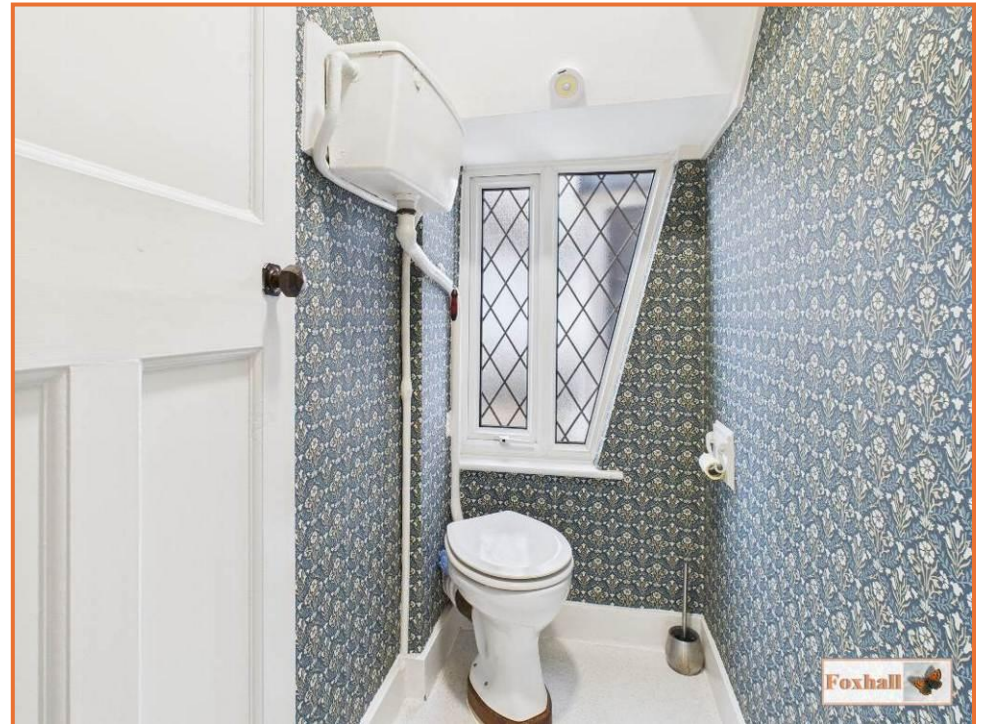
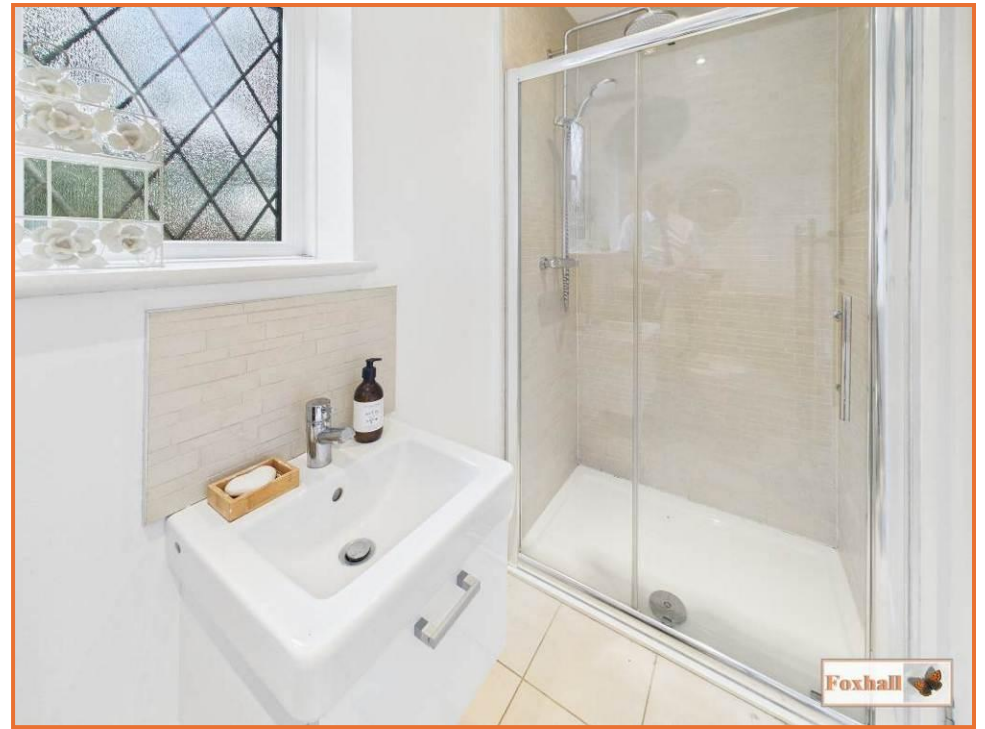














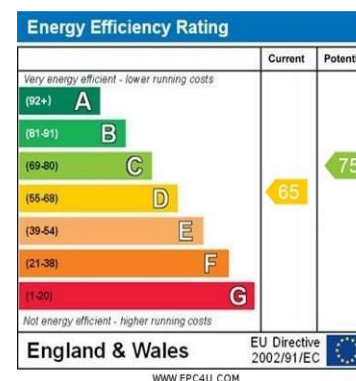
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1487 ft<sup>2</sup>

138.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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