

JENNIE JONES

EST. 1993

ESTATE AGENTS



THE STREET

Peasenhall | Suffolk

£1,100.00 PER MONTH

1 MALTHOUSE COTTAGES, THE STREET, PEASENHALL IP17 2HJ

- Sitting Room ● Dining Room ● Kitchen / Breakfast Room ●
- Bathroom ● Two Bedrooms ● Garage and Garden ●

Saxmundham - 5 miles
Framlingham - 7 miles
Snape Maltings - 9 miles

The Property

1 Malt House Cottages is a wonderfully characterful Grade II listed end terrace cottage, occupying a central position within the attractive and well-served Suffolk village of Peasenhall.

The cottage retains a wealth of period detail, with exposed oak timbers, timber framing and wooden floors combining with comfortable and surprisingly versatile accommodation.

The front door opens directly into the sitting room, an inviting reception room with oak flooring and a fireplace housing a wood burning stove. From here, access is provided to the staircase and through to the kitchen.

Alongside is a separate dining room, which offers useful flexibility and has previously been used as an occasional third bedroom. Character features include exposed timbers and wooden flooring.

To the rear, the kitchen/breakfast room has been fitted with a range of painted units beneath timber work surfaces, with space and plumbing for appliances. There is room for a small breakfast or dining area, while a useful pantry provides additional storage. A stable door opens onto the enclosed rear courtyard.

The first floor is perhaps where the cottage really comes into

CHARMING GRADE II LISTED COTTAGE WITH GARAGE AND GARDEN



its own. The principal bedroom is a particularly striking room, with a high vaulted ceiling exposing the impressive timber roof structure. A metal staircase rises to a mezzanine level, providing an unusual and useful additional space which could work particularly well as a study, reading area or occasional sleeping space.

There is a second bedroom together with an attractive bathroom, where exposed timbers and wooden flooring complement a traditional roll-top bath.

The cottage benefits from oil fired central heating, with secondary glazing to the front windows.

Outside

Immediately behind the cottage is an enclosed paved courtyard, creating a pleasant and private spot for a table and chairs.

Vehicular access leads to a good-sized garage, which has power connected, with a separate cottage garden situated beyond. The garden extends to over 60 feet in depth and is predominantly laid to lawn with established planting and borders.

There are rights of vehicular and pedestrian access to the rear serving the cottage and neighbouring properties.

Location

Peasenhall is one of those Suffolk villages that manages to feel pleasantly rural while still offering useful everyday amenities. The village has a shop and Post Office, delicatessen and tea rooms, together with the highly regarded Sibton White Horse pub and restaurant within walking distance. driving distance, offering an excellent selection of independent shops, restaurants, cafés and leisure facilities.

Services Mains water, drainage and electricity.

Local Authority East Suffolk Council – Band B

EPC Rating: *GRADE II LISTED PROPERTY*





GROUND FLOOR:



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metropix (2021)



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