

Chelmondiston
Guide Price £500,000



Property Overview:

This is a unique chance to acquire an unlisted detached single storey former Suffolk barn converted in 1990 currently used as semi-detached holiday cottages, set within a generous 1.8 acre plot surrounded by unspoilt open farmland on the edge of one of the Shotley Peninsula's most requested villages. Offering both versatility and potential, the property represents an exceptional find for those seeking a home in a tranquil yet well-connected countryside setting.

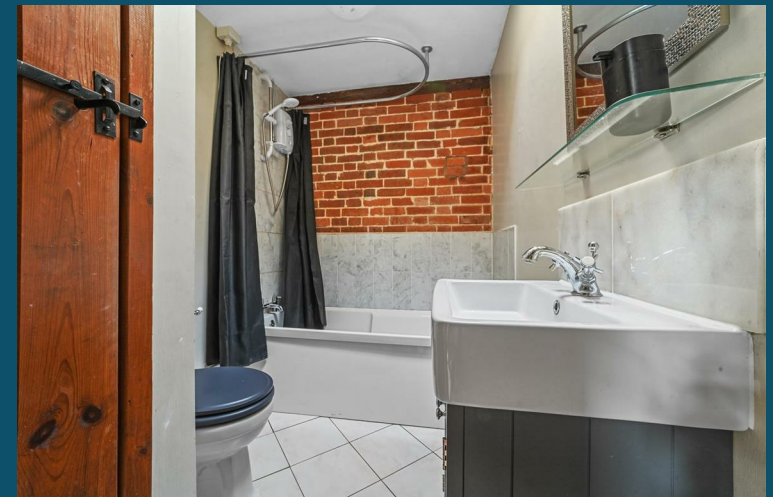
The cottages are currently arranged as two separate dwellings. The first is a three-bedroom cottage featuring a welcoming sitting room, fitted kitchen, and bathroom, while the second provides a one-bedroom layout with bathroom, sitting room, and a convenient kitchenette. Both have been successfully utilised as holiday lets, making them an attractive option for buyers looking to continue a thriving income stream in a desirable rural location.

Equally, the cottages present excellent scope for reconfiguration, with the opportunity to combine them into a substantial single family home that makes full use of the extensive grounds. The plot, extending to around 1.8 acres, offers wonderful outdoor space, perfect for gardens, hobby farming, or simply enjoying the far-reaching views across the surrounding countryside.

Positioned on the edge of the village, the property benefits from easy access to local amenities including a village shop, primary school, and pub, as well as riverside walks and sailing facilities at nearby Pin Mill. For broader amenities and rail services to London, Ipswich lies just a short drive away.

A property of this nature with its combination of character, land, and opportunity – is rarely available and must be viewed to be fully appreciated.

GUIDE PRICE £500,000 - £525,000





Property Setting:

Set along the sought-after Lings Lane in the picturesque village of Chelmondiston, this charming cottage enjoys a peaceful yet well-connected setting on the Shotley Peninsula. Surrounded by beautiful Suffolk countryside and within easy reach of the River Orwell, the village offers a wonderful blend of rural tranquillity and community spirit.

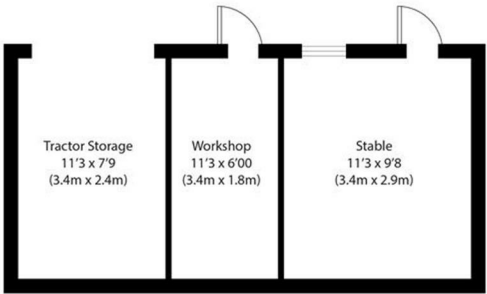
Chelmondiston provides an excellent range of everyday amenities, including a well-regarded primary school, village shop, pub, and local services, while the nearby marina at Pin Mill is a haven for sailing enthusiasts and those who enjoy riverside walks and waterside dining.

For broader facilities, Ipswich is just a short drive away, offering mainline rail links to London Liverpool Street as well as extensive shopping, dining, and leisure opportunities. The wider peninsula is dotted with footpaths, cycle routes, and scenic countryside, making it a highly desirable location for those seeking both convenience and a slower pace of life.



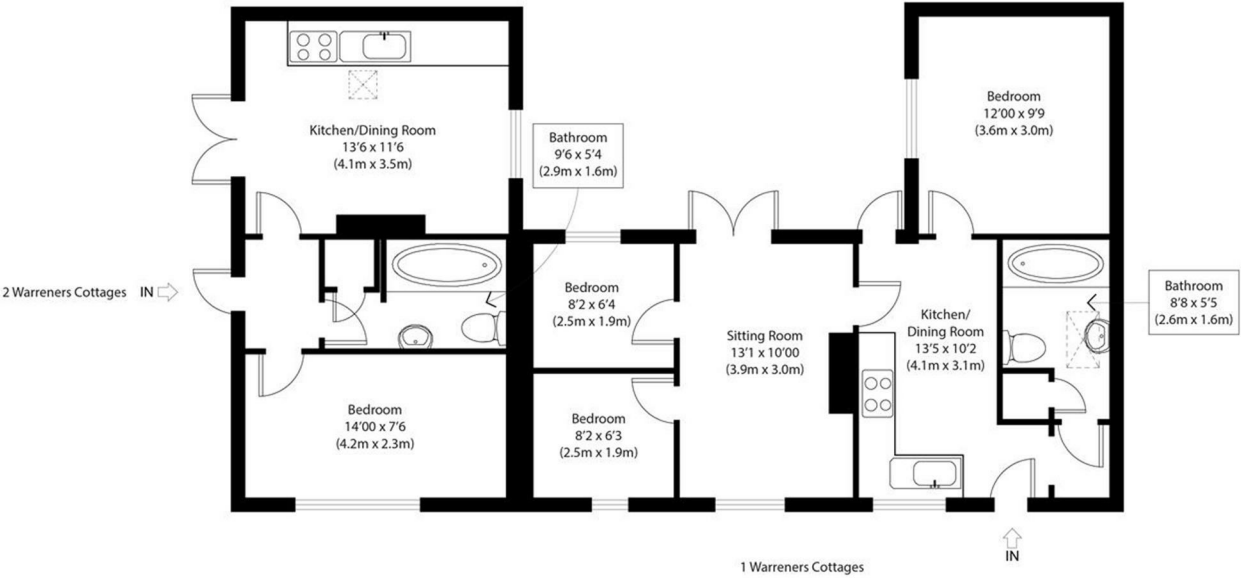


Floor Plans



Approximate Gross Internal Area
1 Warreners Cottages 550 sq ft (51 sq m)
2 Warreners Cottages 360 sq ft (33 sq m)
Outbuilding 275 sq ft (26 sq m)
Total 1185 sq ft (110 sq m)

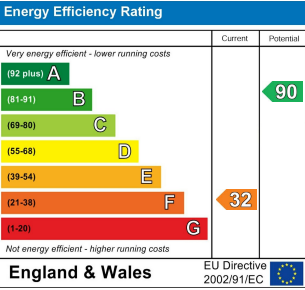
Disclaimer: Elevation measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaunders.co.uk



Location Map



Energy Performance Graph



Agents Notes:
Tenure - Freehold
Council tax - 3 bed - B / 1 bed - A
Services - Electric/mains drainage/water
Heating - Electric Heaters
Mobile - O2 & Vodafone are available with EE and Three likely
Broadband - Superfast is available

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.