



ipswich & suffolk



Lilac Cottage, Nacton Road, Levington, Ipswich, IP10 0LE

Guide Price £425,000 Freehold



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agents
Part of the Your Ipswich Group

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FULL DESCRIPTION

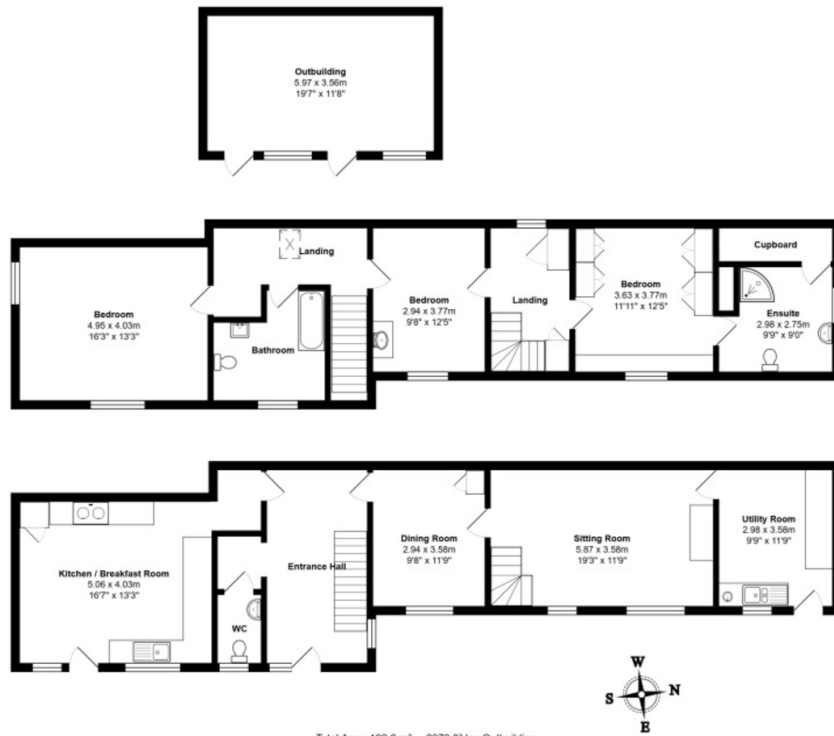
Lilac Cottage is an early 19th-century, three-bedroom semi-detached period residence situated in the highly sought-after village of Levington, approximately three miles east of the county town of Ipswich. Formerly configured as two separate dwellings and more recently operated as a successful bed and breakfast, the property has been consolidated into a generously proportioned and highly adaptable family or holiday home, retaining significant architectural character alongside modern comforts such as gas-fired central heating and double glazing.

Internally, the accommodation is both extensive and flexible in layout. A spacious reception hall leads to a cloakroom and into a characterful kitchen/breakfast room featuring exposed beams, herringbone brickwork, and an Aga set within a traditional chimney breast. This is complemented by a separate dining room and a substantial living room with further period detailing, including a feature fireplace and secondary staircase. A second kitchen enhances the property's versatility, supporting potential for annexe-style living or continued hospitality/holiday let use. The first floor is arranged across two landing areas, accommodating three bedrooms-one with an en-suite shower room-and a well-sized family bathroom, with reduced headroom in parts and various stepped levels reflecting the cottage's historic origins.

Externally, the property is approached via double iron gates opening onto a large block-paved driveway with parking for multiple vehicles. The south-east facing gardens, positioned to the front, are attractively landscaped with lawn, mature shrubs, trees, and rose bushes, alongside a private seating area with pergola and decking, there is no garden to the rear. Outbuildings include a substantial timber cart lodge or stable with power and lighting, as well as a rare and distinctive smokehouse, indicative of the property's unique past use.

The location offers a balance of rural charm and accessibility. Levington is a picturesque and community-oriented village with riverside walks, views across the River Orwell estuary, and proximity to the celebrated Ship Inn and a well-equipped marina, while Ipswich provides a comprehensive range of shopping, leisure, and transport links, including direct rail services to London Liverpool Street, making the property suitable for both lifestyle buyers and commuters. It is also easily accessible to the highly regarded Orwell Park Independent School.





Total Area: 192.6 m² ... 2073 ft² Inc Outbuilding
 All measurements are approximate and for display purposes only

ENTRANCE HALL

KITCHEN BREAKFAST ROOM

16' 7" x 13' 3" approx. (5.05m x 4.04m)

DINING ROOM

9' 8" x 11' 9" approx. (2.95m x 3.58m)

SITTING ROOM

19' 3" x 11' 9" approx. (5.87m x 3.58m)

SECOND KITCHEN/ UTILITY ROOM

9' 9" x 11' 9" approx. (2.97m x 3.58m)

CLOAKROOM

LANDINGS

BEDROOM

16' 3" x 13' 3" approx. (4.95m x 4.04m)

BEDROOM

11' 3" x 12' 5" approx. (3.43m x 3.78m)

EN-SUITE

BEDROOM

9' 8" x 12' 5" approx. (2.95m x 3.78m)

FAMILY BATHROOM

CART LODGE

19' 7" x 11' 8" approx. (5.97m x 3.56m)

EAST SUFFOLK COUNCIL

Tax band D - Approximately £2,334.85 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Nacton C of E primary, Ipswich Academy secondary, and Orwell Park Independent School.

DIRECTIONS

Leaving Ipswich, head in a south easterly towards Warren Heath Rd, go through 1 roundabout, at the roundabout, take the 3rd exit and stay on Felixstowe Rd/A1156, turn right onto Felixstowe Rd, turn right onto Bridge Rd, turn right, the destination will be on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Lilac Cottage Nacton Road Lowington IPSWICH IP10 0LE	Energy rating	Valid until:	20 June 2033
	D	Certificate number:	2260-5266-3070-8402-0021
Property type	Semi-detached house		
Total floor area	177 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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