



Hill Cottage, Marsh Lane, Felixstowe, IP11 9RP

£500,000 (O.I.E.O) FREEHOLD

**DIAMOND
MILLS**
Established 1908

A charming detached four-bedroom cottage requiring restoration set in half an acre of gardens and grounds in an idyllic rural setting. The property commands far reaching River and Sea views and is approached down an unmade track off Marsh Lane just Northeast of Felixstowe.

DINING HALL (S)

16' 3" x 12' 9" (4.95m x 3.89m) A room full of character with exposed beams and pamment floor. The fireplace in this room is closed. There is a door to the first staircase.

PANTRY/STORE (E)

4' 9" x 10' (1.45m x 3.05m) Used as freezer room.

LIVING ROOM (S&W)

21' 3" x 12' 9" (6.48m x 3.89m) The focal point of this room is an open fireplace with crows nest grate. Again, there are exposed beams in this room. Night storage heater. Door to second staircase.

KITCHEN BREAKFAST ROOM (N)

18' 3" x 10' (5.56m x 3.05m) With fitted base unit and stainless steel sink unit with single drainer. Fitted dresser unit and cupboard. Electric cooker point. Distant River views. External door.

BATHROOM (N)

11' 3" x 5' 9" (3.43m x 1.75m) Fitted with a three piece white suite comprising cast-iron free-standing roll top bath with clawed ball feet, wash basin and low level WC. There is an electric fan heater as well.

LANDING BED (E)

12' 8" x 9' 9" (3.86m x 2.97m) With fitted cupboard with double doors. A door leads to the next bedroom.

BEDROOM (S)

9' 9" x 12' 9" (2.97m x 3.89m) The airing cupboard housing the hot water cylinder with fitted immersion heater is in this bedroom. There are farmland views and distant sea views to the South. A door leads into the next bedroom.

BEDROOM (S)

12' 9" x 11' (3.89m x 3.35m) Another room that enjoys farmland views and distant sea views to the South. Recess with cloths rail and curtain. A door leads to the fourth bedroom.

LANDING BEDROOM (W)

9' 9" x 12' 9" (2.97m x 3.89m) With fitted wardrobe cupboard with double doors. The second staircase leads down to the living room from this bedroom.

OUTSIDE

The property is accessed via an unmade track off Marsh Lane, offering a secluded setting with no immediate neighbours.

Double iron gates open to a spacious parking area in front of the detached garage, which features an up-and-over door. The front garden is laid to lawn, enclosed by hedging, and includes a charming well.

The gardens extend to the west, continuing with well-maintained lawns, hedging, and mature trees. To the rear, attached to the northwest corner of the house, is a brick outhouse, along with a separate brick wood store.

The grounds stretch down the valley, offering scenic views of the distant river. The lawns are dotted with a variety of spring bulbs and trees, creating a picturesque landscape. A delightful timber and pantile summer house adds character to this tranquil setting.

In total, the gardens and grounds span approximately 0.58 acres.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is F(27) with a potential of B(81) which is valid until March 2035

COUNCIL TAX BAND

F

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO.(01394282281)**



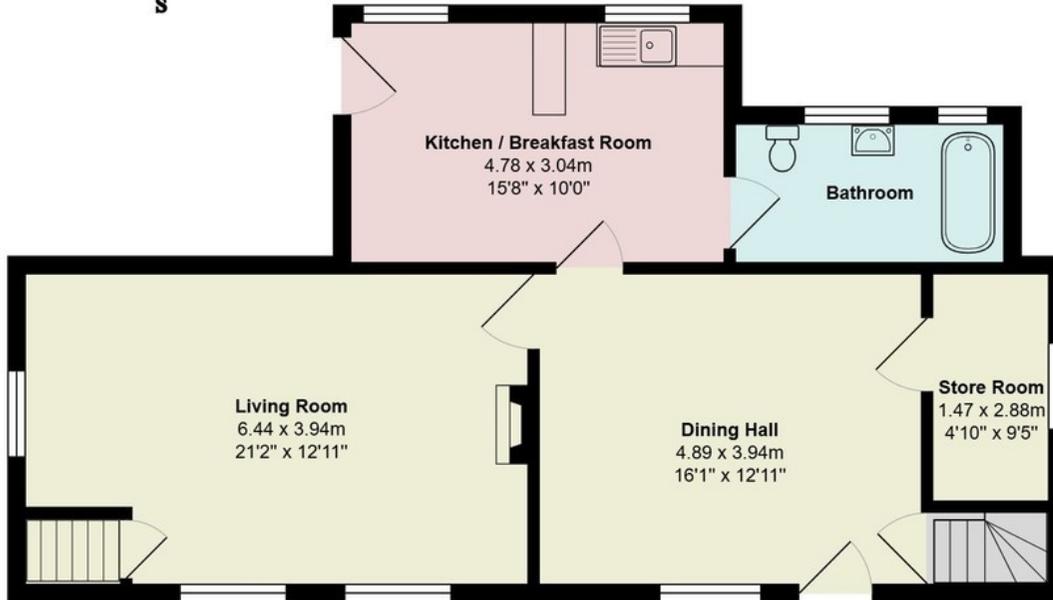
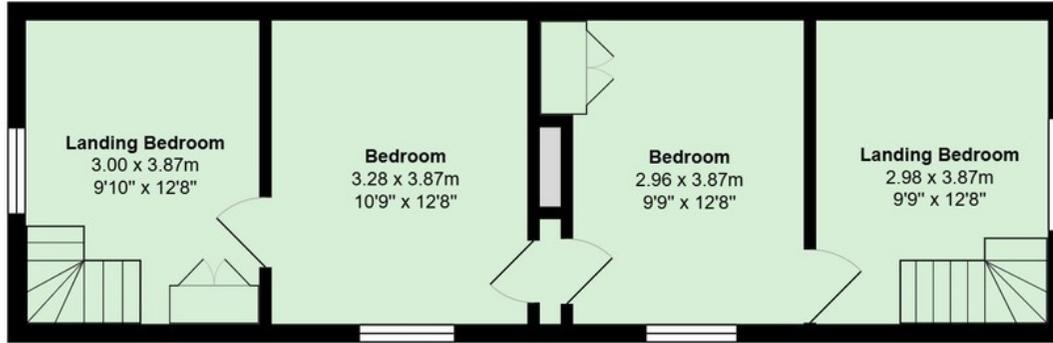


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





Total Area: 124.6 m² ... 1342 ft²

All measurements are approximate and for display purposes only