Chartered Surveyors / Estate Agents

Clarke & Simpson









3 Vicarage Cottages Church Road, Bruisyard, Suffolk, IP17 2EG

A charming, three bedroom, mid-terrace period cottage, standing in an idyllic location adjacent to the church, within the rural parish of Bruisyard.

Offers in Excess of £275,000 Freehold

P7351C

Summary

Hallway, sitting room with woodburning stove, kitchen/dining room, three first floor bedrooms and bathroom.
Front and rear gardens.
Designated parking space.

Established holiday let. Business rates currently £0.

Location

Bruisyard is a pretty rural village, located in the upper reaches of the River Alde, with a village hall and lovely quiet country lanes. The nearby village of Rendham (2 miles) has a public house, The White Horse which is well known for its real ale and food. The village of Peasenhall (also 2 miles) offers a village shop/ post office, tea room, butchers, antique shop and the renowned Emmetts delicatessen. Most other day to day needs can be found in the historic market town of Framlingham which is only 5 miles to the south-west or Saxmundham, which has Waitrose and Tesco supermarkets, together with a train station with links to Ipswich and London's Liverpool Street Station. The Suffolk Heritage Coast with easy access to Thorpeness and Aldeburgh is approximately 8 miles to the east.

Description

3 Vicarage Cottages is believed to date from around 1800 and is of predominantly brick construction under a tiled roof. The vendors have carried out excellent refurbishment works during their tenure and have let it out for holiday lets. It makes for an ideal permanent home, second home or holiday house.

A front door opens to a hallway which leads to an 14' x 14' sitting/dining room. This has windows overlooking the front garden and countryside beyond. There is an inglenook fireplace with a woodburning stove and tiled flooring in a timber style. A door opens into a kitchen where there is a well equipped modern kitchen with integrated fridge, electric oven, slimline dishwasher and space and plumbing for washing machine. This has a window overlooking the rear garden and door to the exterior. On the first floor are three bedrooms with exposed timbers and views over the gardens and countryside. In addition is a well presented bathroom. The house benefits from UPVC windows throughout and modern electric heaters.



Outside

The designated parking space for number 3 is understood to be the first one on the right hand side. An indicative plan showing the layout is available via email from the agent.

Steps from the parking area lead up to the south facing front garden and is bordered by hedging. The rear garden can be accessed via the cottage itself or via a right of way through the neighbouring properties gardens. This measures approximately 63' x 11' and is enclosed by fencing. It contains a store shed.

















Directions

Proceed out of Framlingham on the Badingham Road, the B1120 and take the second road on the right towards Bruisyard and then take the second lane on the right towards Bruisyard Church. Proceed along this lane where Vicarage Cottages will be found on the left adjacent to the church.

What3Words location: ///thumb.boating.prop

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Shared private drainage system. Woodburner and modern electric heating.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = D (copy available form the agents)

Council Tax Band - Previously Band A. The cottage is currently let for holiday use and the owners claim small business relief meaning there is £0 rates per annum.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. It is believed that the modern sewage system is maintained by Flagship Homes or the council, who can if they so wish ask for a contribution towards maintenance/emptying of the system.

4. Part of number 4 flies above number 3. A plan is available from the agents.



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