Chartered Surveyors / Estate Agents

Clarke & Simpson









Bridge House, Dallinghoo, Suffolk IP13 0LX

An exceptionally well presented and maintained three bedroom detached cottage, situated on the outskirts of the sought-after village of Dallinghoo, bordering Charsfield, with land extending to approximately 3 acres, including a stable block and paddock.

Offers in Excess of £600,000 Freehold

P7876B

Summary

Entrance hall, kitchen/breakfast room, snug, sitting room, dining room and office, utility room, ground floor bathroom.
Three first floor bedrooms and a family shower room.
Enclosed immediate gardens.
Orchard, paddock and stabling.
Drive providing off road parking for 3/4 vehicles.
Single garage.
Gardens and paddock extending to approximately 3 Acres sts.
Ideal for equestrian use.

Location

The postal address for Bridge House is recorded as Dallinghoo although it is actually located on the very edge of the popular village of Charsfield. Charsfield benefits from a primary school and a first class recreational area with tennis courts, play equipment, outside gym equipment, purpose-built barbeque and picnic area along with a multi-use games area. The village also boasts a thriving village hall which plays host to many clubs and events including live music, a Friday night bar, exercise classes and is also the meeting place for action groups including Sustainable Energy to help ensure the longevity of this community spirited village.

The property is located in an excellent position for access to Framlingham (5 miles), Wickham Market (3.5 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

Description

Bridge House is a charming three bedroom detached period cottage which occupies a corner position on the outskirts of the popular village of Charsfield. The property has undergone recent renovation and refurbishment throughout following Storm Babet in October 2023.

The property would be particularly suitable for those with equestrian interests as it comes with a 54' stable block and approximately 3 acres of gardens and paddock.

The property is entered from the front into the reception hall which has vaulted ceilings, a Velux window, an internal window to the cottage and ceramic tiled floors. A door leads from the reception hall to the kitchen/breakfast room which has windows to the side and rear, two Velux windows and French style doors that open out into the garden. The kitchen has exposed timbers and is fitted with a matching range of modern streamlined wall and base units with Quartz work surfaces and inset single granite sink with mixer tap over and Quartz upstands. There is a high level single oven with combination oven above, a dual zone induction hob with extractor over, integrated dishwasher and a water softener. From the breakfast area a door leads to the utility room where there is the floor mounted oil fired boiler with shelf above, space and plumbing for a washing machine and space for appliances with shelves above. A further door leads to the ground floor bathroom with window to side, spa bath with mixer tap over and mains fed drencher shower with hand held attachment, basin with drawers under, mixer taps over and back lit mirror above, WC, chrome heated towel radiator and ceramic tiled floors and walls.

A step up from the kitchen/breakfast room leads into the snug where there is an internal window into the reception hall and doors off to the inner hallway, office and dining room. The snug has a ceramic tiled floor, a recessed wood burning stove, wall mounted radiator and built-in cupboards to the side of the chimney. The dining room sits to the front of the property and is a good sized room with exposed timbers. There are windows to the front and rear and a recessed fireplace on a pamment hearth with wood burning stove and oak bressummer over. From the snug there is a door to the office with window to the side, built-in shelving with cupboard under and meter cupboard. From the rear entrance hall there are stairs that lead to the first floor landing and a further door that leads to the sitting room. Here there is a window to the rear with original shutters to sides, exposed floorboards and features a central Victorian cast iron fireplace ornate tiled slips on granite hearth with wooden mantle and surround over. The rear entrance hall has an understairs storage cupboard, as well as a built-in cupboard with glass display unit with shelving. There is also an external door to a glazed storm porch.

From the rear hallway, stairs rise to the first floor landing where there is a wall mounted radiator and doors off to the bedrooms and bathroom. Bedroom one is a good sized double bedroom with windows to rear and cast ornate feature fireplace. Bedroom three is currently used as a dressing room, with two built-in double wardrobes with cupboards above, windows to the side and access to the loft. A door from bedroom three leads to bedroom two which is a further double bedroom with window to side. A further door from the landing leads to the shower room with built-in shower cubicle with tiled surround, mains fed drencher shower over with sliding doors, close coupled WC, pedestal hand wash basin with lit mirror above and heated towel radiator.

The property benefits from oil fired central heating and some double glazing. It has also had flood defences fitted to the front and rear doors.

Outside

The property is approached from the front over a gravel driveway which provides parking for two to three vehicles. To the side is the detached garage which has an electric up and over door, windows and personnel door to side.

There is access from the property to the immediate garden with established well stocked borders and a paved terrace, all enclosed by hedging and a retaining wall. There is a tributary that runs through the garden with a bridge that crosses over into the orchard area and leads to a further lawned area of garden which abuts the paddock which is included within the sale. This area has its own independent vehicular access and is enclosed by post and rail fencing and hedging. Beyond the orchard is the utilitarian part of the garden where there are chicken runs, a greenhouse and vegetable plots. From here there is access to the stable block which has power, light and water and a hard standing area. There is a summerhouse in the orchard with a power source which could provide motor homes with power and water. There is a paved private seating area immediately behind the property.

























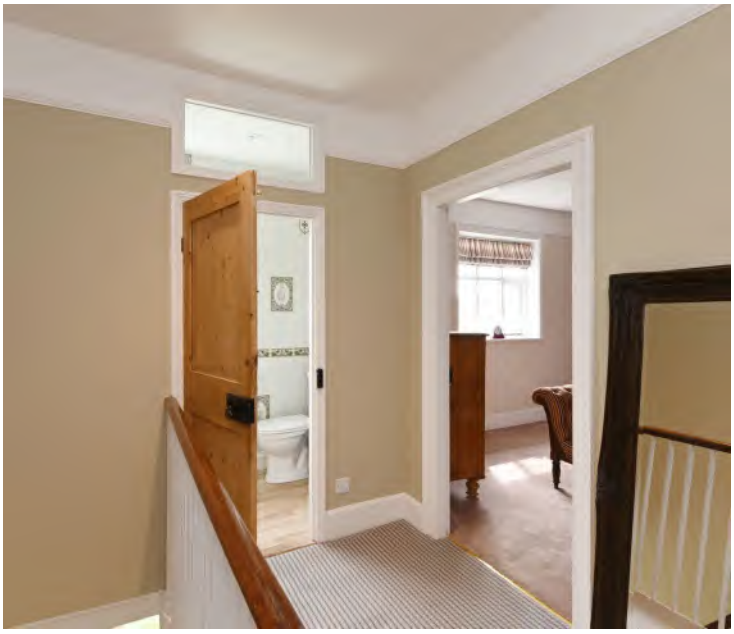



















Directions

From the Agent's office travel in a southerly direction on the B1116 through the villages of Parham and Hacheston towards Wickham Market. At the roundabout, take the third exit into the village of Wickham Market. Proceed over the bridge and along the High Street and take the left hand turning into Border Cot Lane (B1078). Follow this road for approximately 3.5 miles and just after the 30mph speed limit signs, the cottage will be found on the left hand side just before the village sign for Charsfield.

For those using the What3Words app: ///ideal.firming.sneezing

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central 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 = E (Copy available from the agents upon request).

Council Tax Band D; £2,233.98 payable per annum 2026/2027

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

Bridge House, Dallinghoo

Approximate Gross Internal Area = 142.0 sq m / 1528 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 155.9 sq m / 1678 sq ft



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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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. It should be noted that the property did suffer flooding during Storm Babet in October 2023. However, it did not flood from the tributary.



Clarke & Simpson

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