



ANCHOR COTTAGE

Bentley | Suffolk



Chapman Sticks

ANCHOR COTTAGE, LINK LANE, BENTLEY, IP9 2DP

Ipswich – 7 miles
Manningtree – 6 miles
Capel St Mary – 2 miles

- Living room • Dining room • Kitchen / breakfast room • Study / store •
- Utility • Ground floor wc • Landing • Three Bedrooms • Bathroom •
- Double Garage • Established and well stocked gardens •

The Property

Located along a private lane in the popular village of Bentley, Anchor Cottage is a pretty semi-detached Victorian cottage built in 1840 offering a purchaser the opportunity to further enhance to their own requirements and also benefitting from established cottage-style gardens.

Offering a good level of light throughout, the property is entered through the front door into a porch with a further door leading into the twin aspect living/dining room with a central fireplace being open on two sides, creating a divide between the areas.

Beyond the dining room is the rear hall with a dog leg staircase to the first floor. The generously sized galley-style kitchen/breakfast room is fitted with a range of wall and base units, tiled work tops, 2-burner gas fired Rayburn and parquet flooring. A side door leads into a utility space with understair storage and space for a washing machine, a further room which was originally the wash house is now an office/store with a wood panelled ceiling and a small cloakroom.

On the first floor the landing leads to Bedroom 1 with double aspect windows and built-in wardrobes, Bedroom Two benefits from fitted wardrobes, a sink unit and a built-in shower and Bedroom Three comprises a vanity unit with sink and an airing cupboard behind sliding doors. The family bathroom is part-tiled with panelled bath, vanity unit, sink unit and low level wc.

The front garden is accessed from Link Lane and set behind an established hedge being lawned with an abundance of flower and shrub borders with a covered well which once served the former wash house. A path to the rear garden passes through a pretty brick archway to the delightful south-facing rear garden with an array of plants and shrubs together with a large patio, summerhouse and garden shed. A further area to the far end of the garden was formerly a vegetable garden. A double garage is located to the side with access over a shared drive from Station Rd, where path leads along the side to the rear patio and gardens.

THIS CHARMING VICTORIAN THREE-BEDROOM SEMI-DETACHED COTTAGE WITH DELIGHTFUL ESTABLISHED SOUTH-FACING COTTAGE-STYLE GARDENS, PROVIDES AN OPPORTUNITY TO IMPROVE AND FURTHER ENHANCE TO A BUYERS REQUIREMENTS.



Location

The sought-after village of Bentley lies approximately 7 miles to the south of Ipswich and approximately 2 miles from Capel St Mary. Bentley has a popular local pub, shop, village hall and a number of country walks nearby. Nearby, Capel St Mary offers a range of shops, surgery, dentist, primary school, churches, garden centre and petrol station whilst Manningtree approximately 7 miles, offers a wider range of amenities including a mainline station with journey time to London Liverpool Street of approximately 55 minutes.

Services

Mains gas, electricity, water and drainage are connected. Gas fired boiler serves the radiator heating system and hot water.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band C (2026)

EPC Rating

Current D (57) Potential B (81)



Anchor Cottage, Link Lane, Bentley IP9 2DP

Approximate Floor Area
Main House - 1144 sq. ft / 106.26 sq. m
Garage - 327 sq. ft / 30.38 sq. m

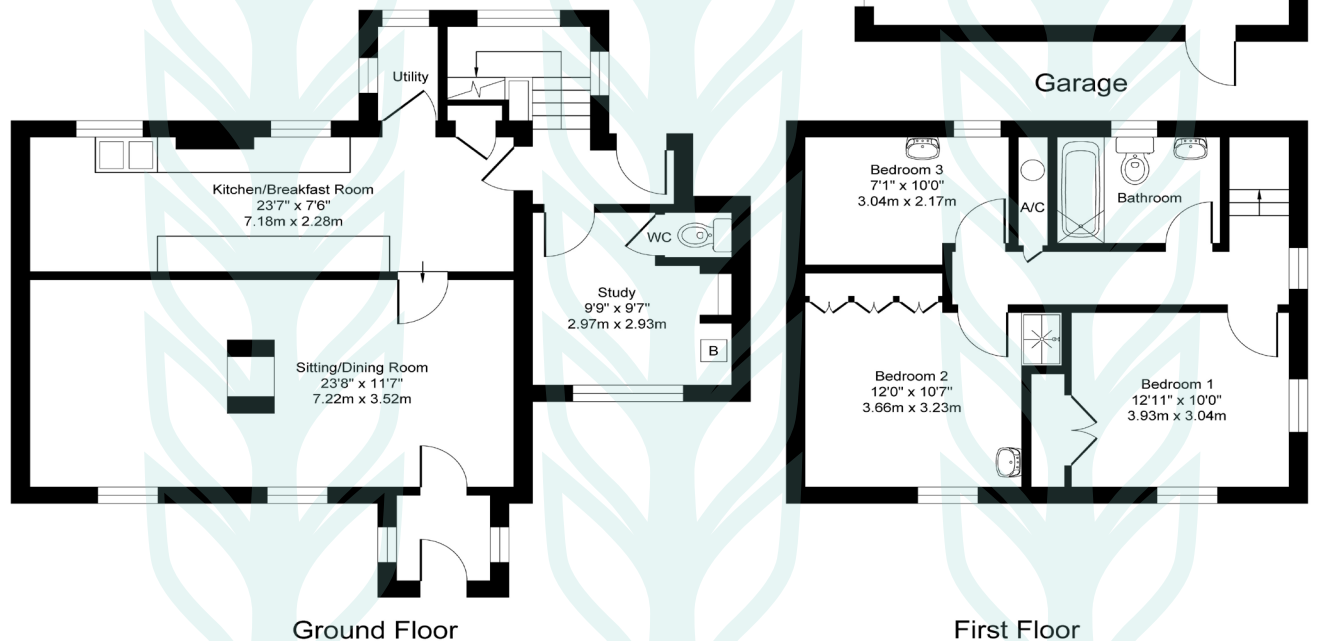


Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove

OnTheMarket.com

Zoopla

PrimeLocation.com



IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.