

Treacle Pot Cottage, 89 Mill Lane, Trimley St. Martin, Felixstowe, IP11 0RP

£260,000 FREEHOLD

DIAMOND MILLS
Established 1908

A beautifully presented and charming two-bedroom period cottage, thoughtfully improved and extended to offer an attractive blend of traditional character and contemporary living, situated within the popular village of Trimley St Martin.

Treacle Pot Cottage is a delightful semi-detached home that has undergone considerable improvement, creating a bright, welcoming and stylish property whilst retaining many of its original features. With exposed timber beams, traditional cottage doors and an impressive feature brick fireplace, the property enjoys plenty of character, complemented by a modern kitchen, updated bathroom and a recently completed extension.

The accommodation begins with an inviting sitting room, where exposed ceiling timbers and a striking brick fireplace housing a wood-burning style stove create a wonderfully cosy atmosphere. Traditional timber doors further enhance the cottage's charm, making this an attractive room in which to relax.

Leading from the sitting room is a beautifully fitted kitchen featuring contemporary Shaker-style cabinetry in a soft sage finish, complemented by solid wood-effect work surfaces, contrasting brass handles and stylish white tiled splashbacks. Integrated cooking appliances, including an electric oven and hob, complete this thoughtfully designed space.

To the rear, the recently extended accommodation provides an impressive dining room, filled with natural light from its generous windows and glazed door overlooking the rear garden. Finished in neutral tones with contemporary flooring and recessed ceiling lighting, this versatile addition offers an excellent space for dining and entertaining, with direct access to the outside.

Completing the ground floor is a modern bathroom, fitted with a white suite comprising a panelled bath with shower and glazed screen, wash basin and WC, complemented by attractive blue cabinetry and contemporary tiling.

The cottage offers two bedrooms, including a spacious first-floor principal bedroom featuring a distinctive sloping ceiling, fitted carpeting and traditional diamond-leaded windows. A useful built-in cupboard provides additional storage. The second bedroom is located on the ground floor and benefits from windows on two elevations, creating a bright and adaptable room equally suited to use as a guest bedroom, nursery or home office.

Outside, the property benefits from a gravelled frontage providing off-road parking. To the rear is an enclosed garden, which the current owners intend to have newly turfed prior to completion of the sale, providing an attractive outdoor space ready for the new owners to enjoy.

Situated along Mill Lane in the popular village of Trimley St Martin, the cottage enjoys a convenient location for access to local amenities, nearby countryside and the coastal town of Felixstowe, with its seafront, shops, restaurants and transport connections.

Treacle Pot Cottage represents an excellent opportunity to acquire a characterful period home that combines the charm of a traditional cottage with the comfort and convenience of modern living. Early viewing is highly recommended.

ROOMS

Sitting Room	13'3" × 11'11"	4.09m × 3.64m
Kitchen	12'5" × 7'0"	3.79m × 2.13m
Dining Room	12'3" × 8'10"	3.74m × 2.68m
Bedroom Two	8'0" × 7'11"	2.45m × 2.43m
Bathroom	Not specified	
Bedroom One	11'5" × 12'1"	3.49m × 3.69m

ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is F (33) with a potential of A (124) which is valid until April 2027. (It's worth noting that lots of renovations have been completed recently which would improve the current low rating.)

COUNCIL TAX BAND

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. (01394) 282281.















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RICS

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DIAMOND MILLS
SALES

Approximate Area = 625 sq ft / 58 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Total = 667 sq ft / 61.9 sq m
For identification only. Not to scale

Denotes restricted head height

