

A photograph of a two-story white cottage with a red-tiled roof and a large brick chimney. The house has several windows, including dormers, and a dark front door. A gravel driveway leads to the house, and a green lawn is in the foreground. A wooden fence and trees are visible in the background under a blue sky with clouds.

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29 Chapel Lane, Belstead

A charming Grade II listed cottage offering versatile three-bedroom accommodation, generous parking and a garden, situated in the sought-after village of Belstead.



Introduction

An attractive Grade II listed cottage offering approximately 1,225 sq ft of characterful and versatile accommodation arranged over two floors.

A spacious entrance hall leads to a comfortable living room, a well-proportioned kitchen/breakfast room and a useful separate utility room. The ground floor also includes a bedroom with adjoining en-suite facilities, providing excellent flexibility for guests, multigenerational living or working from home.

Upstairs are two further bedrooms, including a generous principal bedroom. Both benefit from private en-suite bathrooms, completing an unusually practical three-bedroom layout in which every bedroom has dedicated facilities.

Outside, the property is approached over a substantial gravel driveway providing off-road parking. The adjoining garden is predominantly laid to lawn and enjoys an attractive backdrop of mature trees.

Key Features

- Attractive Grade II listed cottage
- Popular village setting close to Ipswich
- Approximately 1,225 sq ft of accommodation
- Three bedrooms, each with en-suite facilities
- Generous living room
- Kitchen/breakfast room
- Separate utility room
- Versatile ground-floor bedroom
- Ample off-road parking
- Garden with mature surroundings
- The current owners inform us that they will be installing a wood burner to the Living Room fireplace.



Daily living

Belstead offers an appealing balance between village life and everyday convenience. Set on the southern edge of Ipswich, this small Suffolk community enjoys a peaceful, semi-rural atmosphere while remaining within easy reach of the town's extensive amenities.

At the heart of the village are St Mary's Church and the village hall, which hosts a varied calendar of clubs, coffee mornings and community activities. The surrounding lanes and countryside provide opportunities for walking and enjoying the outdoors, while nearby Ipswich offers a broad selection of shops, supermarkets, cafés, restaurants and leisure facilities.

Ipswich town centre and its vibrant waterfront are readily accessible, together with the mainline railway station for services towards London Liverpool Street. The area is also well placed for access to the A12 and A14, making it a practical base for travel throughout Suffolk and beyond.

Combining a close-knit village setting with excellent access to the county town, Belstead is well suited to those seeking a quieter pace of life without feeling removed from day-to-day essentials.



The Kitchen Area

A bright and well-appointed kitchen/breakfast room fitted with an attractive range of Shaker-style cabinetry, complemented by wood-effect work surfaces and contemporary fittings. Integrated appliances include an oven, hob, extractor and fridge/freezer, while the extensive cupboards and drawers provide generous storage. Glazed doors draw in plenty of natural light and open directly onto the outside seating area.



Bedrooms & Accommodation

The property offers three well-proportioned bedrooms arranged across both floors. A versatile ground-floor bedroom sits beside a contemporary shower room, making it ideal for guests, multigenerational living or use as a private home office.

Upstairs are two generous double bedrooms, both featuring vaulted ceilings, exposed historic timbers and excellent natural light. The principal bedroom includes useful built-in storage and a stylish en-suite shower room with sliding door, while the second bedroom benefits from its own en-suite bathroom.

All three bath and shower rooms are finished to a high standard, combining modern sanitaryware with fitted vanity storage, illuminated mirrors and contemporary tiling. Thoughtfully retained period timbers add warmth and character to the first-floor en-suites.



Garden & Outside Space

The property is complemented by a generous, enclosed garden, predominantly laid to lawn and bordered by mature hedging and established trees.

The outside space offers plenty of scope for landscaping, planting and the creation of dedicated areas for entertaining, children's play or quiet relaxation. Secure fencing provides a good degree of privacy, while gated access connects the garden conveniently with the house and driveway.



Floorplan

Property information

Mid Suffolk District Council - C

EPC Rating: TBC

Tenure: Freehold

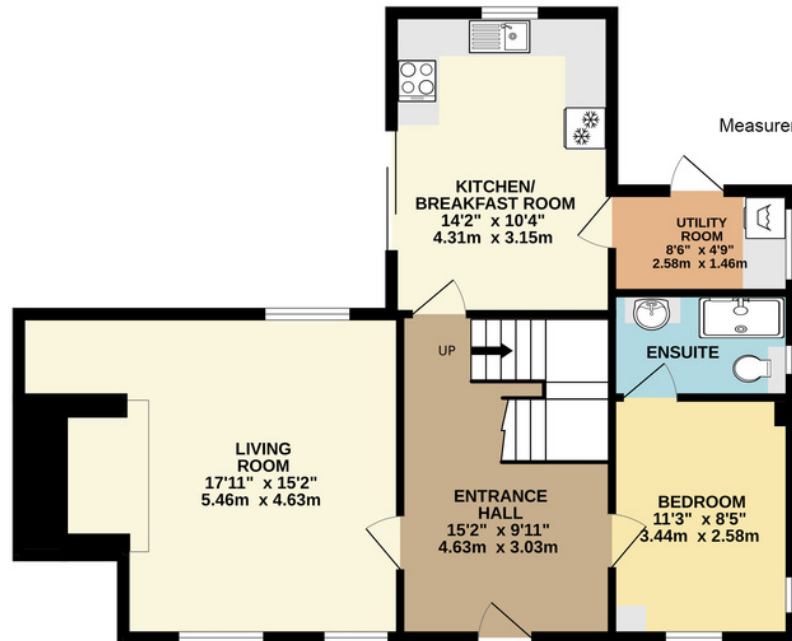
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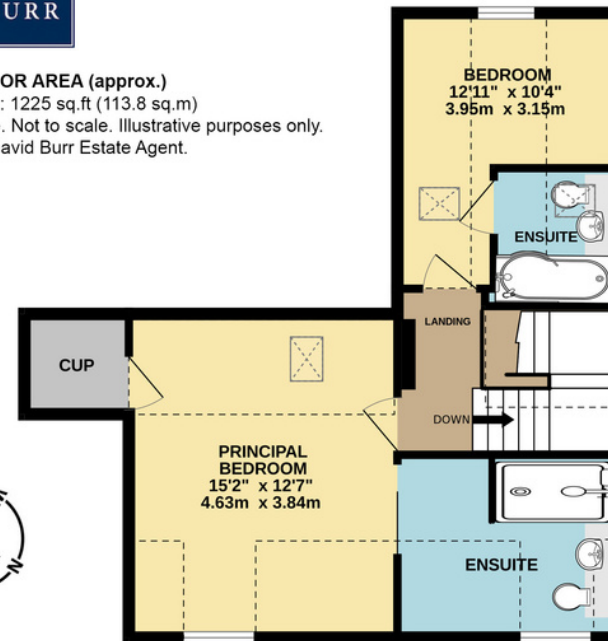
TOTAL FLOOR AREA (approx.)

Accommodation: 1225 sq.ft (113.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

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