

An extended period cottage with outstanding views of the River Orwell and within a short walk of the popular Pin Mill pub, the Butt & Oyster.

Guide Price
£400,000 Freehold
Ref: P7551/C

1 Malting Cottage
Pin Mill
Ipswich
Suffolk
IP9 1JP



Reception hall, sitting room, dining room, breakfast room and kitchen.

Three first floor bedrooms and bathroom.

Front and rear gardens.

Additional area of land that includes a garage.

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Location

1 Malting Cottage, or Malting Cottage as it is often referred to, is situated in an outstanding position at Pin Mill on the banks of the River Orwell. It enjoys wonderful views of the river and glimpses across to Orwell Park School. Pin Mill Sailing Club is located immediately next door to the property and within a very short walk is the ever popular pub, the Butt & Oyster. From the property there are footpaths along the river.

Pin Mill is a small hamlet within the parish of Chelmondiston. This has its own pub, general stores, post office, butchers, as well as a primary school. The county town of Ipswich is approximately 7 miles and has a range of shopping and commercial facilities. The Shotley Peninsula includes a choice of top performing schools catering for all age groups and provides easy access to the regions main road and rail connections with mainline rail services running regularly from Manningtree (10 miles) and Ipswich stations to London's Liverpool Street in approximately 60 and 70 minutes respectively.

Description

The dwelling is a period red brick end of terrace which is predominantly of brick construction under a tiled roof. It was extended in what is believed to be the 1960s and again in the 1970s, part of which has a flat felt roof. The majority of windows and doors are UPVC. The cottage offers good size accommodation over two floors. It is now in basic order and it is anticipated that an incoming buyer will wish to carry out a full refurbishment programme.

A door to the side of the cottage provides access to a reception hall. This has stairs to the first floor landing and a window with river views. There are doors off to the breakfast room and to the sitting room. Here there is a blocked fireplace and a further window with outstanding views. An opening leads to the dining room which has a glazed door flanked on both sides by windows opening to the rear garden. It also includes a Parkray fire. Adjacent is a breakfast room with window to the side of the property along with a pantry. This leads to a kitchen which has a vaulted ceiling, that is fitted with high and low level wall units. A glazed door and window lead to the rear garden. From the first floor landing there is access to the three bedrooms, two of which are doubles along with a single. Two of the bedrooms take full advantage of the river view and the other bedroom overlooks the rear garden. One has a fitted airing cupboard with hot water cylinder. Also on the first floor is a bathroom with WC, hand wash basin and bath.

Outside

The property is approached via a track passing the pub and boatyard. It is understood that the vendors family have always parked immediately adjacent to the cottage. To the front of the dwelling is an area of lawn. To the rear is a patio area abutting the dining room/kitchen and beyond this grass as well as a timber store.

Over the track is a further area of land owned by the cottage. This includes a basic block built garage under a tiled roof. It is anticipated that an incoming owner may wish to create further parking on this area.





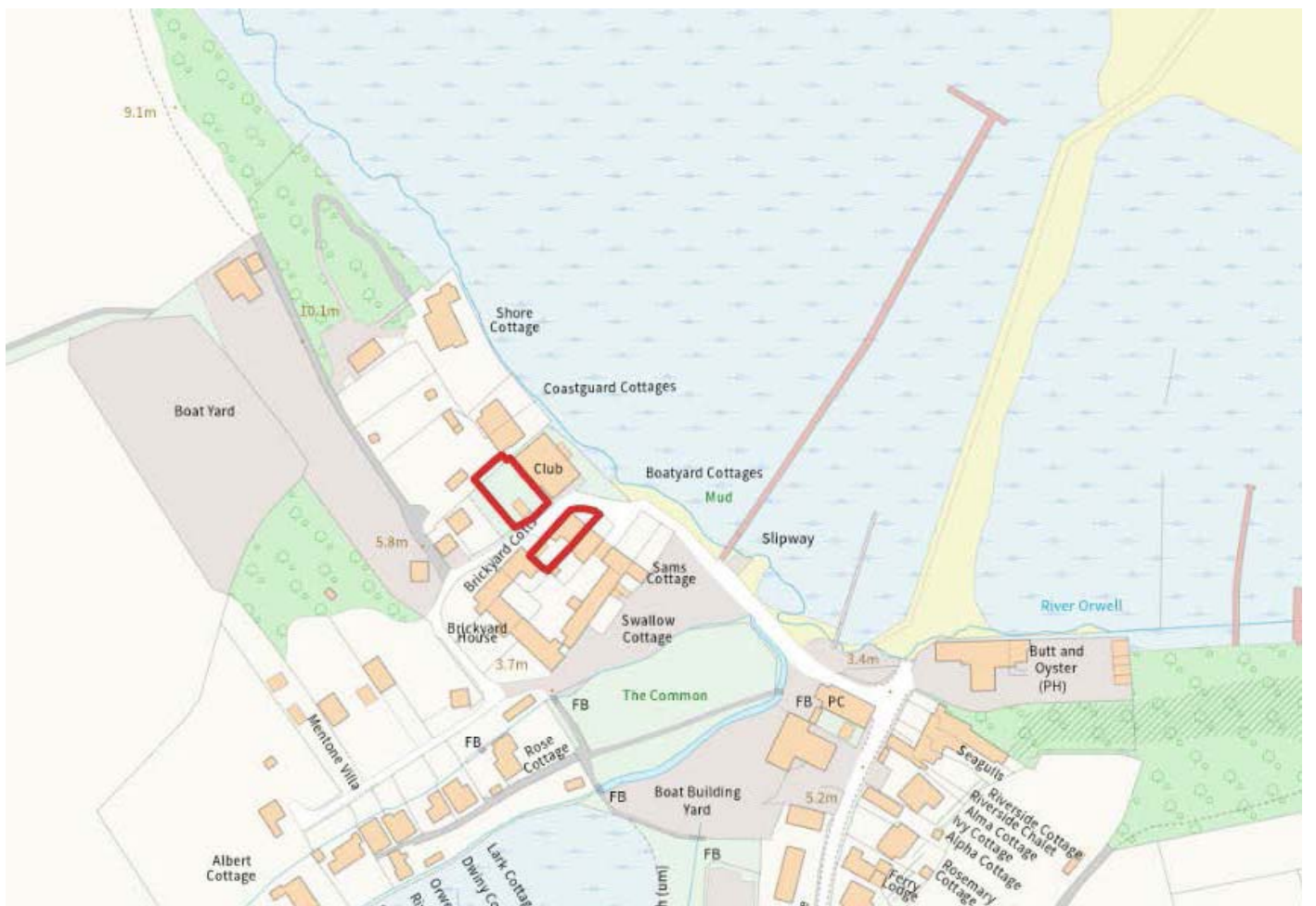








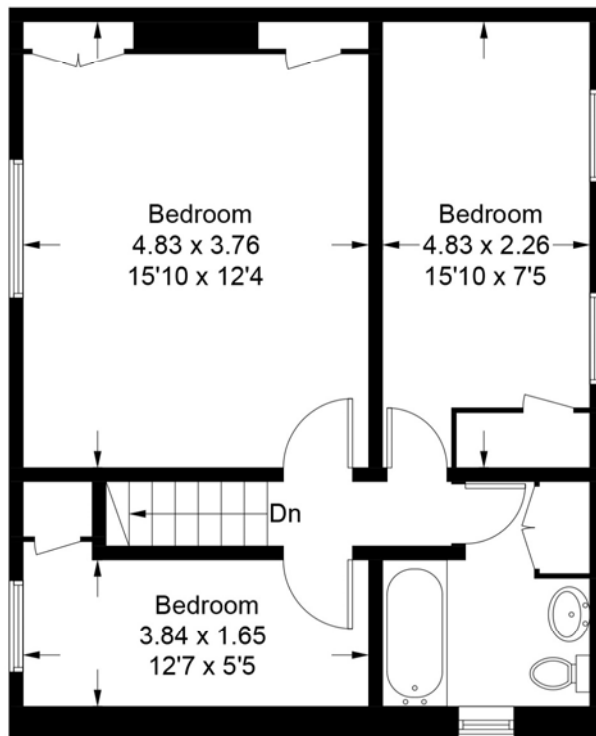




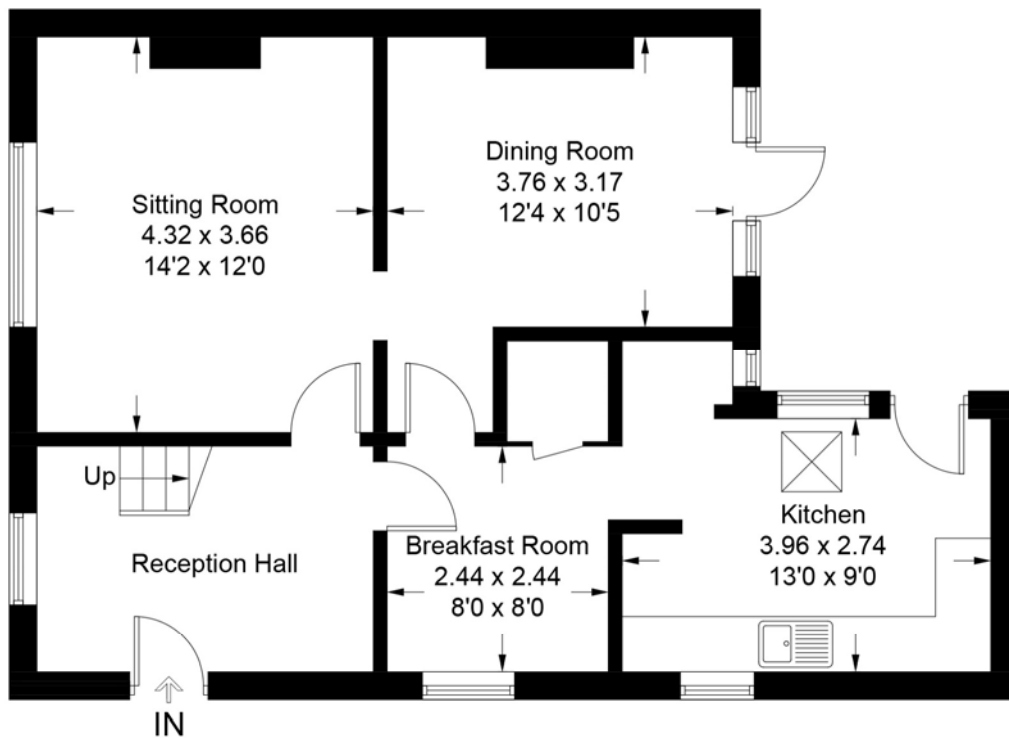
1 Malting Cottage, Pin Mill



Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night storage heaters.

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 by request)

Council Tax Band E; £2,575.98 payable per annum 2024/2025

Local Authority Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

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 additional land over the track from the cottage may have scope for re-development and is believed to stand outside the flood zone. The property is not being sold with an overage clause. It should be noted that the Land Registry plan does not quite concur with the Deed Plan (filed with Land Registry) and interested parties should rely on the filed Deed Plan.
4. It is understood that the cottage itself sits within the river flood zone but the administrators of the estate have not known the cottage to flood.
5. The majority of the property has been emptied of contents. However, the shed to the rear of the cottage still has items in it and any items left in the shed upon completion will become the ownership/responsibility of the buyer.
6. It is understood that the neighbouring cottage has a right of way over the rear garden and whilst they have not used it in recent years, reserve the right to do so.
7. This is a probate sale and the application to obtain the grant of probate has been submitted. It is hoped that the grant will be received no later than the end of June.

March 2025

Directions

Pass under the Orwell Bridge and along The Strand with the River Orwell on the left. Continue through the villages of Freston and Woolverstone. Proceed into Chelmondiston and turn left onto the lane towards Pin Mill/The Butt & Oyster pub. At the bottom of the hill adjacent to the pub, bear to the left passing the boatyard on the left hand side. Continue as if going towards Pin Mill Sailing Club where 1 Maltings Cottage will be found on the left hand side. Whilst it should be possible to park immediately adjacent to the cottage, if there is no space, we recommend that those viewing the property park in the Pin Mill car park and walk to the property.

What3Words location: [///booklet.besotted.since](http://booklet.besotted.since)



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