

A three bedroom attached cottage requiring some renovation, set in the centre of the village, a short walk from the pub.

Guide Price
£295,000 Freehold
Ref: P7699/C

Limetree Cottage
The Street
Easton
Suffolk
IP13 0EE



Hallway, dining room, kitchen, sitting room and cloakroom. Three first floor bedrooms and bathroom.

Front and rear gardens, workshop, outbuilding and parking.
In all, 0.14 acres.

Contact Us



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Location

Limetree Cottage is situated in the heart of the popular village of Easton and is within walking distance of the highly regarded dining pub, The White Horse. There is a primary school, village hall with many activities, a church, and also Easton Farm Park, a bowls club and well supported cricket club. The village of Wickham Market is approximately 2 miles from the property with its railway station at Campsea Ashe. Here there are comprehensive facilities including a Co-Op supermarket, a butchers, medical centre, vets, dentist, post office and primary school. Framlingham is just 4 miles from the property and offers further facilities. The popular market town of Woodbridge is 8 miles and has national and independent shopping facilities, a variety of eateries, a cinema and is popular for sailing on the River Deben. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness are all within the locality. The county town of Ipswich is 14 miles to the south-west and from here there are direct trains to London's Liverpool Street station scheduled to take just over the hour.

Description

Limetree Cottage is an attached dwelling of predominantly timber construction with rendered elevations under a pitch tiled roof. There was an extension built to the rear which comprises the Kitchen and downstairs cloakroom. The cottage is Grade II listed and is believed to date from the early 17th Century.

The front door leads into a hallway. Off this there is a double aspect dining room with windows to the front and side of the property. The kitchen is fitted with high and low-level wall units with space for an electric oven. In addition is a stainless steel sink and space for an under cabinet fridge. Off the kitchen is a rear hall with space and plumbing for a washing machine. There is also a downstairs cloakroom which is home to the boiler and has a WC. In addition, there is a double aspect sitting room. This has a window overlooking the front garden with views of the Church as well as an Inglenook fireplace with bressummer above and former bread oven. The sitting room also has a door to an understairs storage cupboard. Stairs from the dining room rise to the first floor landing where there is a window and hatch to roof space. Off the landing are doors to two of the bedrooms and bathroom. One bedroom has a window to the rear of the property with door to a further bedroom which has views of the church and a built-in cupboard with shelving. The principle bedroom has a door to the airing cupboard which houses the water cylinder and slatted shelves. This also has fine views of the front garden and church beyond. The bathroom comprises a WC, handwash basin, bath with shower above and window to the side of the property.

The Outside

There is pedestrian access to the front garden from the Easton Road. This is predominantly laid to grass but also has shrubs, trees and a pathway leading to the front door. There is vehicular access off the Easton Road over a driveway (upon which Limetree Cottage has a right of way). The drive leads to parking spaces. From here there is a gate that leads to the rear of the property where you will find a workshop of timber construction with windows and a door to the rear garden. From the back door of the property there are steps leading down to the rear garden which is laid to lawn and includes trees and shrubs. In total the grounds extend to approximately 0.14 acres.





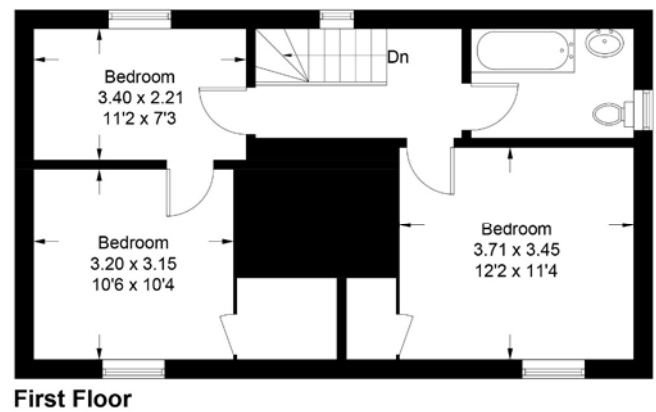
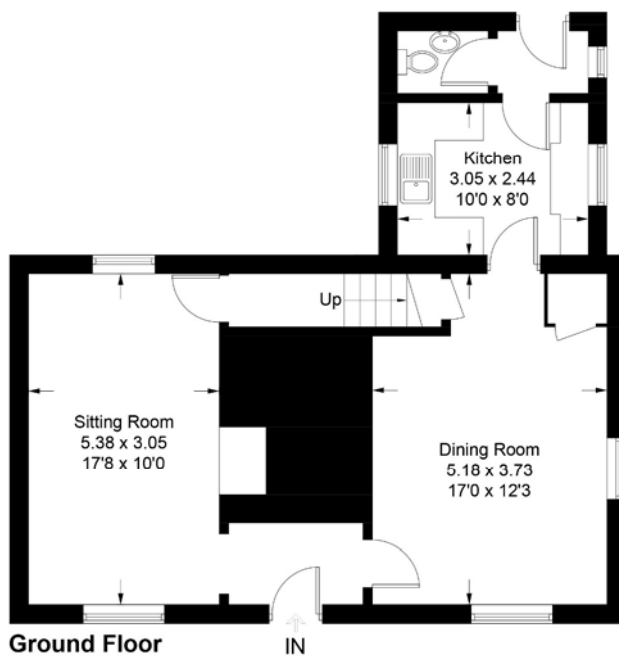






Lime Tree Cottage, Easton

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft



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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating system.

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 C; £1,859.74 payable per annum 2024/2025

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

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 sales particulars include a plan of the property outlined in red. Limetree Cottage will have a right of way over the driveway shaded yellow and will be responsible for 50% of the cost of maintenance.

September 2025

Directions

Having passed Easton White Horse on the right hand side, shortly after this Limetree Cottage will be found on the left. We suggest that those viewing park in the adjacent free carpark in the first instance.

What3Words location: ///declares.shock.positives



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