

A delightful two bedroom cottage in the centre of the picturesque village of Peasenhall, a short distance from the Heritage Coast.

Guide Price
£287,000 Freehold
Ref: P7493/J

1 Malthouse Cottages
The Street
Peasenhall
Saxmundham
IP17 2HJ



Sitting room, dining room/study and kitchen/breakfast room.
Two double bedrooms and bathroom. Mezzanine area off the main bedroom.

Garage/workshop and parking.

Pretty enclosed courtyard together with mature garden at the very rear.

Contact Us



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Location

1 Malthouse Cottages will be found in the very centre of the picturesque village of Peasenhall, and set along the village street. Peasenhall is a sought after village with a well stocked shop, a highly regarded delicatessen (Emmett's), an award winning Butchers and a tea shop. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property. The medieval town of Framlingham, with its historic medieval Norman castle, is just seven miles, and the Heritage Coast, with destinations such as Aldeburgh, is approximately ten miles away. Darsham railway station, which links to London's Liverpool Street station via Ipswich, is four miles.

Description

1 Malthouse Cottages is a wonderful example of a delightful Grade II Listed cottage, located in the centre of one of the more picturesque villages in the area.

The property has been well maintained over the years, and with the accommodation comprising a sitting room with fireplace containing a woodburning stove, kitchen/breakfast room and dining room/study on the ground floor. On the first floor there is a spacious principal bedroom with impressive vaulted ceiling and bespoke staircase rising to the mezzanine storage area above. In addition, there is a second double bedroom and bathroom.

Outside there is a very pretty courtyard garden at the rear and beyond this is the garage/workshop building. To the rear of the garage is the parking area, which has shared crossover rights with the neighbouring properties. Beyond the parking area is also a good sized, established mature area of garden.



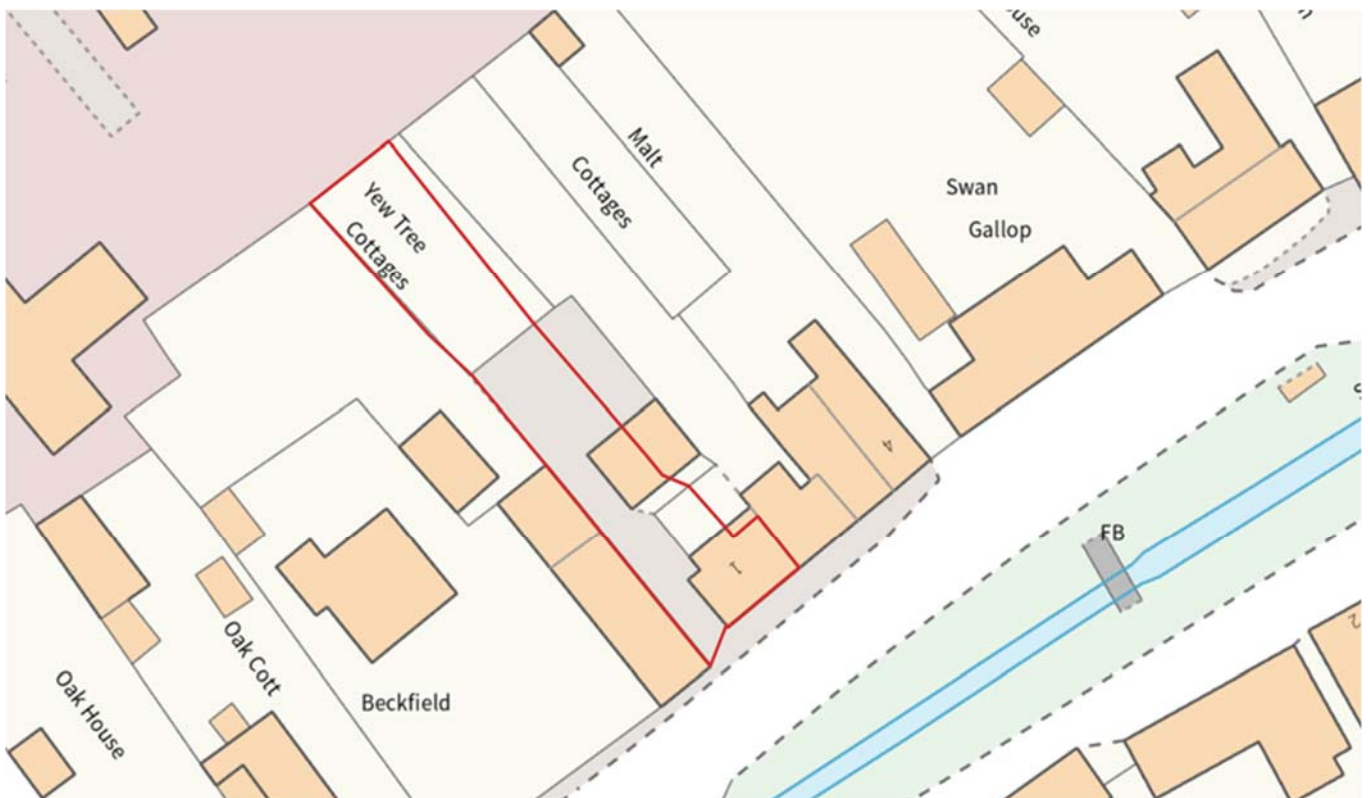








Site Plan - Indicative Only

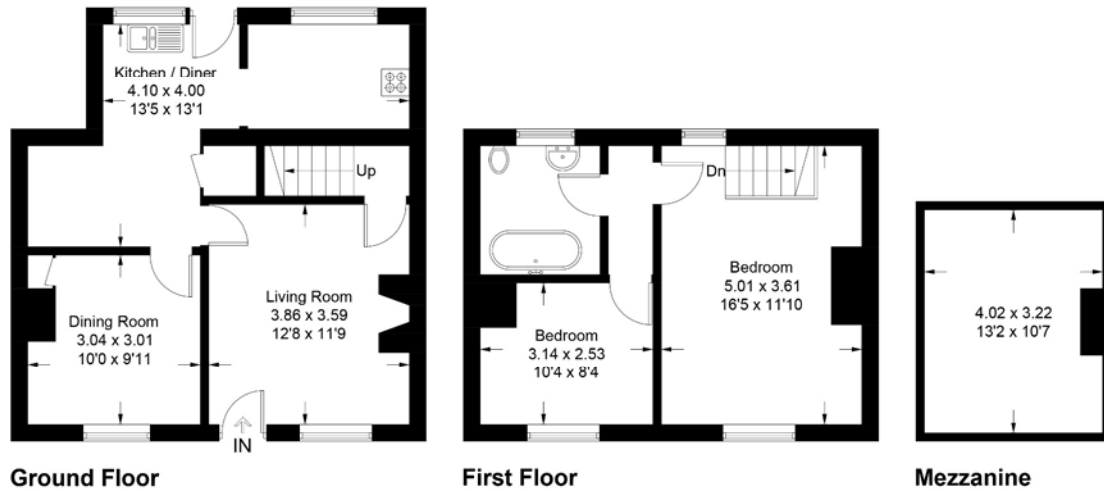


1 Malthouse Cottages, Peasenhall

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft

Mezzanine = 12.8 sq m / 138 sq ft

Total = 93.6 sq m / 1008 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired boiler serving the hot water and central heating systems.

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 = Not applicable as the property is Listed.

Council Tax Band B; £1,619.22 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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

December 2024



Directions

Heading in an easterly direction on the A1120, continue past the village hall and Emmett's butchers where the property will be found a short way along on the left hand side.

What3Words location: ///chaos.overlooks.conjured



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