Chartered Surveyors / Estate Agents

Clarke & Simpson









Cherry Tree Cottage, The Street, Cretingham, Suffolk IP13 7BG

An attractive period cottage, together with a cart lodge and studio, within a short walk of the village pub.

Guide Price £625,000 Freehold

P7598C

Summary

Entrance hall, kitchen, breakfast room, utility room and 26' x 16' sitting room/dining room. Cloakroom. Bedroom one with en-suite bathroom and balcony, two further bedrooms, shower room and useful store.
Garaging, office and studio.
Gardens to the front and rear.

Location

Cretingham is one the areas most sought after villages. It offers a popular pub, The Bell. Within 1.5 miles is the junior school to Framlingham College at Brandeston. The village of Framsden which has The Greyhound pub, is 2 miles. The historic market town of Framlingham is just 5 miles and offers a range of services and facilities including a supermarket, doctors, dentist, vets, garages, cafes, restaurants and pubs. There are also excellent schools in both the state and private sectors. Within 10 miles is Woodbridge which lies on the bank of the River Deben. The county town of Ipswich is 11 miles and from here there are rail services to London's Liverpool Street Station which are scheduled to take just over the hour.

Description

Cherry Tree Cottage is a most impressive period dwelling which has been substantially extended. It has the advantage of not being Listed but still contains attractive features. The original part of the cottage is of timber frame construction with rendered elevations, with it all being under a tiled roof.

A door leads into an entrance hall where stairs rise to the first floor landing. There is a doorway to the cloakroom with WC and handwash basin, an opening to the sitting room/dining room and a further opening to the kitchen. This particularly spacious room has west facing windows to the rear of the property. There are low-level wall units with an integrated dishwasher and butler sink with taps above. There is space and plumbing for an American style fridge freezer and Range cooker. A large opening leads to a breakfast room or living room. This has a stable style door to the rear patio, wall to wall windows and skylights. Also off the kitchen is a good size utility room. This has high and low-level wall units, space and plumbing for a washing machine and fridge. There is also a sink, window and door to the exterior.

The dual aspect sitting room has a brick fire place at one end with a woodburning stove. At the other end are bespoke fitted cupboards and bookshelves. As well as exposed timbers, there are floorboards, feature radiators and a door to the front of the property.

From the first floor landing there is access to the three bedrooms as well as a useful eaves storage room. The principal bedroom has wall to wall fitted wardrobes, French doors opening to a balcony and a door to an en-suite bathroom. This is predominantly tiled and comprises a bath, handwash basin, WC and airing cupboard with modern hot water cylinder and slatted shelving. The two further bedrooms are both dual aspect doubles and have exposed timbers. A family shower room comprises a WC, handwash basin, shower and window.

The property has an oil-fired central heating system and timber frame double glazed windows throughout.

The Outside

The property is approached from the road over a drive, shared with the neighbouring cottage. This leads to the garage which has remote controlled roller shutter doors to the front. One bay measures 18'10 x 9', the other, 8'6 x 8'11. To the rear of the garage is an insulated office measuring 9'1 x 9'7. Adjoining this is useful store shed. Above the garage and accessed via steps to the side, is a studio. This measures 18'6 x 18'6 and has Velux windows to the front and rear. This is currently being used as overflow bedroom accommodation.

There is an area of garden to the front of the house which contains cherry trees. The main gardens lie to the rear which faces north-west. Immediately abutting the breakfast room is a patio that leads to a shingled patio and beyond the garage to the garden that is laid to grass. This is enclosed by hedging and fencing and includes fruit tree beds and vegetable beds. In all, the grounds extend to approximately 0.25 acres.






Dog food









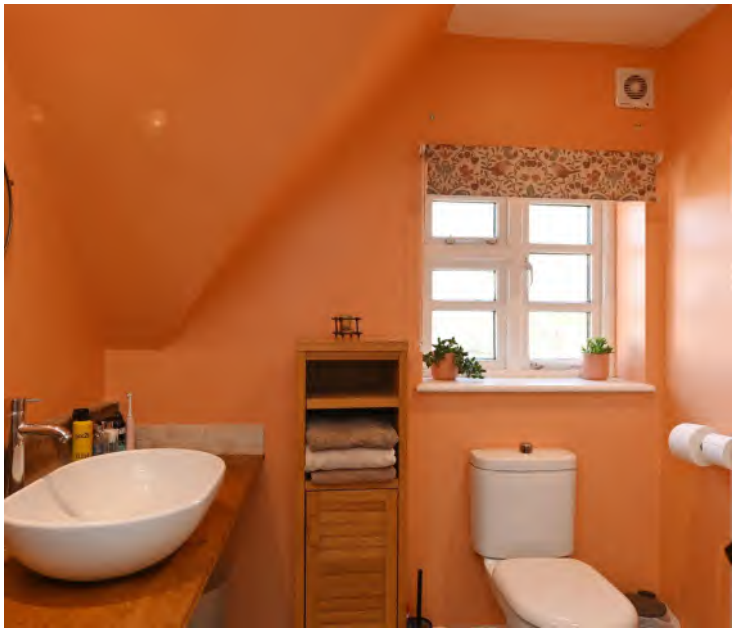
















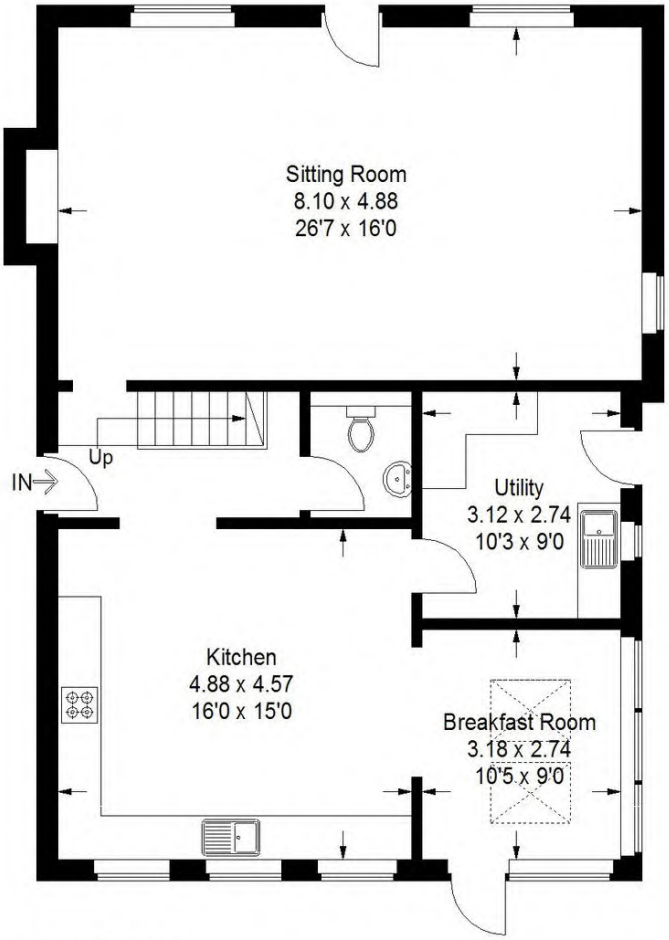




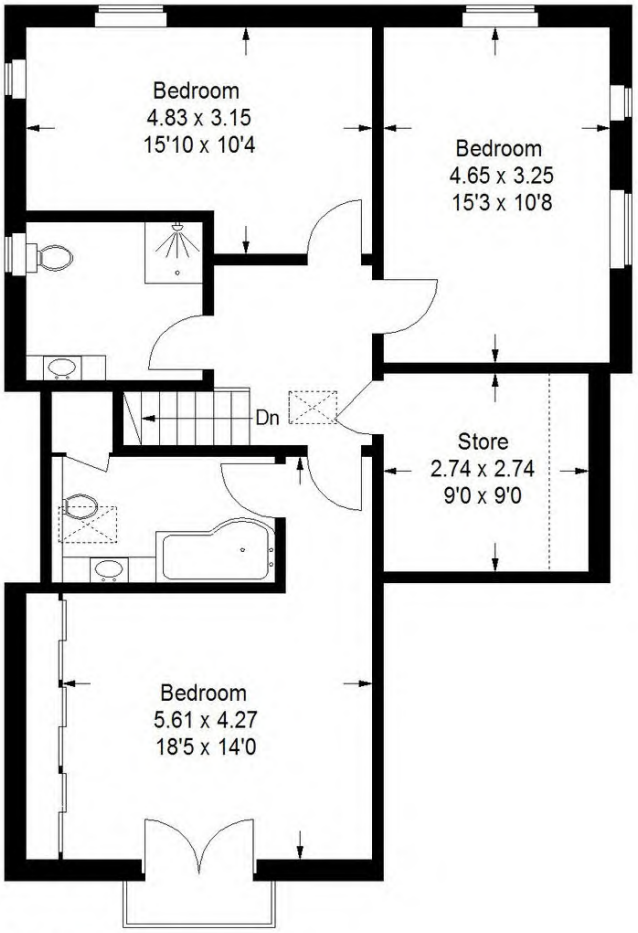
Cherry Tree Cottage, Cretingham

Approximate Gross Internal Area = 171.6 sq m / 1847 ft
Outbuilding = 72.2 sq m / 777 ft
Total = 243.8 sq m / 2624 ft

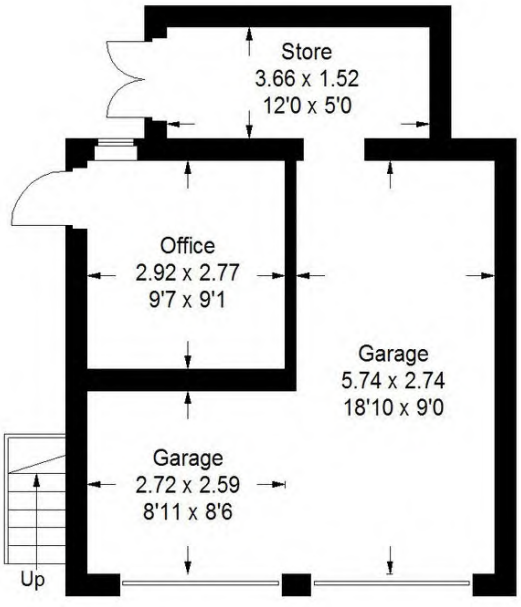
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Ground Floor

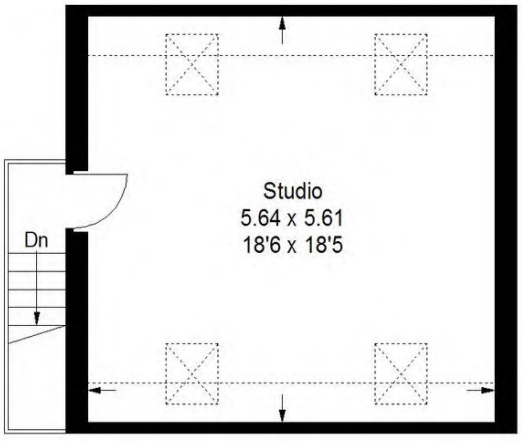


First Floor



Outbuilding Ground Floor

= Reduced headroom below 1.5 m / 5'0



Outbuilding First Floor

(Not Shown In Actual Location / Orientation)

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Produced for Clarke and Simpson



Directions

Proceeding into Cretingham from Framsden, pass the entrance to The Bell on the left hand side and at the T-junction, turn right and proceed down the hill where Cherry Tree Cottage can be found on the left hand side. Proceed up the shared drive to the parking in front of the garage.

What3Words location: /// bared.prevents.outhouse

Viewing Strictly by appointment with the agent.

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

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 = D (Copy available from the agents upon request).

Council Tax Band F; £3,246.63 payable per annum 2026/2027

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.



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