



Connells

Yew Tree Cottage Mill Lane
Chelmondiston Ipswich

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for sale offers in excess of
£525,000



Property Description

A beautifully tucked away four/five bedroom detached family home enjoying stunning views, situated along a quiet private lane in the highly sought-after village of Chelmondiston. The property offers spacious and versatile accommodation approaching 2,000 sq. ft and benefits from generous reception space, a well-appointed open-plan kitchen/breakfast room. Of particular note is the rear utility and first floor office/bedroom which is accessed from a separate staircase and offers excellent potential to be converted into a self-contained annexe (subject to the necessary consents). The first floor comprises of four good sized double bedrooms and a four piece family bathroom suite with field views. Externally, the property boasts a generous driveway with parking for multiple vehicles, an oak-framed cart lodge, and a beautifully maintained picturesque rear garden backing directly onto open farmland.

Chelmondiston enjoys a delightful position on the Shotley Peninsula, close to the River Orwell. The village offers a range of local amenities including shops, post office, hairdressers and popular pubs. There is excellent access to the river, sailing clubs and countryside walks. Rail links to London are available from Manningtree and Ipswich with journey times of under an hour, and road access is provided via the A 12 and A 14. The historic hamlet of Pin Mill and the renowned Butt & Oyster pub are just a short distance away.

Ground Floor Accommodation

Entrance Hall

A large and welcoming space with views through to the garden and farmland beyond via the dining room. Features include wall lighting, radiator, tiled flooring, wooden front door, and stairs rising to the first floor.

Lounge

A generously sized dual-aspect living room featuring a working fireplace with brick chimney. Additional features include radiator, carpeted flooring, wall lights, a double glazed window to the front, and French doors opening onto the rear garden.

Dining Room

Accessed via double doors from the hallway, this spacious room offers carpeted flooring, radiator, pendant lighting, and double glazed French doors leading to the rear garden.

Kitchen/Breakfast Room

A well-appointed open-plan space fitted with matching cream shaker-style wall and base units with tiled splash backs and extensive work surfaces, inset stainless steel one-and-a-half bowl sink with mixer tap, and space for a Range master dual-fuel cooker with extractor above. There is additional space for an American-style fridge/freezer and dishwasher. Further features include radiator, tiled flooring, double glazed window to the front, oak panelling with bespoke bench with storage under, pantry and storage, boiler cupboard, stable door leading outside. A door provides access to:

Rear Hall / Utility Area

doors to both front and rear gardens, incorporating a utility area with matching units, stainless steel sink and drainer, space for washing machine and tumble dryer, radiator, tiled flooring, under-stairs storage cupboard, and recessed spotlights.

Stairs lead to the first floor office.

Ground Floor Shower Room

Fitted with aqua boarding around the shower, low level w/c, wash hand basin with tiled splash back, radiator, tiled flooring, recessed spotlights, and double glazed window to the front.

First Floor Office / Bedroom

A versatile and bright room currently used as an office, but suitable as a fifth bedroom. Featuring sloping ceilings, Velux windows to both front and rear allowing an abundance of natural light, wooden flooring, eaves storage, recessed lighting, and infra-red ceiling heater.

First Floor

Landing

A spacious landing with feature panelling, double glazed window to the front, airing cupboard housing the pressurised system, and loft access with ladder. The loft is partially boarded with lighting.

Bedroom One

A well-proportioned room with real wood flooring, radiator, inset ceiling lights, built-in double wardrobe, and double glazed window to the front.

En Suite

Comprising shower cubicle with dual heads, low level w/c, wash hand basin with tiled splash back, radiator, extractor fan, and double glazed window to the front.

Bedroom Two

Featuring carpeted flooring, radiator, built-in double wardrobe, and Velux double glazed window to the rear with views over open farmland.

Bedroom Three

Carpeted flooring, radiator, Velux double glazed window with built-in blind offering farmland views, and built-in double wardrobe.

Bedroom Four

Carpeted flooring, radiator, pendant lighting, double glazed window to the front, and built-in double wardrobe.

Family Bathroom

A four-piece suite comprising panelled bath with mixer tap and hand held shower, separate corner shower cubicle, Victorian-style low level w/c, wash hand basin, radiator, part tiled walls, Velux window with blackout blind, recessed spotlights, and extractor fan.

Outside

Front Garden

The property is approached via a private lane and set behind a low brick wall, with a shingle driveway providing parking for multiple vehicles. The garden is mainly laid to lawn with established planting, including a prominent Yew tree subject to a Tree Preservation Order. There is an oak-framed cart lodge with tiled roof, drop-down sides, power and lighting, and additional storage above. The LPG tank is located below ground.

Rear Garden

A beautifully maintained garden backing onto open farmland, predominantly laid to lawn with a patio seating area. The garden is well stocked with mature trees and shrubs including chestnut, blossom, magnolia and honeysuckle. There is an excellent range of outbuildings including a brick-built storage shed with power and lighting, timber garden shed, potting shed, and a feature detached wood/coal store with tiled roof and sliding access for ease of use.





Ground Floor



First Floor

Total floor area 189.2 m² (2,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: E Council Tax
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Tenure: Freehold



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