



CharlesWright

PROPERTIES

Selling Properties the Wright Way



Holly Cottage

Freston, Ipswich, IP9 1AB

Guide price £695,000



Holly Cottage

Freston, Ipswich, IP9 1AB

Guide price £695,000



Description

A charming Victorian property located close to the River Orwell set in light wooded grounds of approximately 1.5 acres. The property was believed to be built in 1856 and having been extended in later years. It is in need of some modernisation and updating, but has been overall well maintained. The gardens and grounds are a special feature of the property and there is an old grass tennis court and large workshop within the grounds.

Location

The property is located on the southern banks of the River Orwell with easy access to the A14. There are numerous beautiful woodland and riverside walks in and around the Peninsular.

The quaint Riverside hamlet of Pin Mill and marinas at Ipswich, Woolverstone and Shotley all offer excellent sailing facilities and are close by. There are a number of good restaurants nearby with the Freston Boot, Butt and Oyster, and Suffolk Food Hall to name but a few. There are excellent private schools within ten minutes of Holly Cottage including Ipswich High School and Royal Hospital School whilst in Ipswich you will find The Ipswich School and St Joseph College. For the commuter, Ipswich and Manningtree mainline railway stations offer frequent rail services to London's Liverpool Street. The A12 and A14 are less than 10 minutes away.

Dining Hall

18'1 x 11'6 (5.51m x 3.51m)

Glazed front door, double glazed window to front, brick open fireplace with tiled hearth and radiator.

Lounge

20'9 x 16 (6.32m x 4.88m)

Replacement double glazed window to rear and side and half double glazed door to garden. Brick open fireplace with tiled hearth and three radiators.

Sitting Room

12 x 11'6 (3.66m x 3.51m)

Double glazed window to front, cast iron fireplace and radiator. Door to

Study

9 x 8 (2.74m x 2.44m)

Window to rear and radiator.

Kitchen

15'1 x 8'10 (4.60m x 2.69m)

Window to rear, fitted units with sink unit and single drainer, cupboards and drawers under, adjacent work top with electric hob and cupboards and drawers under. Wall unit with double oven and further work tops with base units under. Door to Scullery and Utility

Pantry

8'10 x 6'6 (2.69m x 1.98m)

Window to rear, fitted work tops with cupboards under, eye units, space for fridge and freezer.

Utility Room

17'5 x 6'6 (5.31m x 1.98m)

Window to side and doors to either side. Butler sink, plumbing for washing machine, oil fired boiler, fitted work tops with cupboards and drawers under. Door to garage and shower room.

Shower Room

8'2 x 4'8 (2.49m x 1.42m)

Fully tiled shower cubicle, low level wc and wash hand basin.

Landing

Bedroom One

15'2 x 11'7 (4.62m x 3.53m)

Double glazed window to front and side and radiator.

Tel: 01394 446483

Bedroom Two

12'1 x 11'7 (3.68m x 3.53m)

Double glazed window to front, built in cupboard and radiator.

Bedroom Three

12 x 9 (3.66m x 2.74m)

Double glazed window to side and radiator.

Bedroom four

9'4 x 9 (2.84m x 2.74m)

Double glazed window to side, built in airing cupboard and radiator.

Bathroom

7'4 x 5'9 (2.24m x 1.75m)

Window to rear, panelled bath with independent shower unit, low level wc, wash hand basin and radiator.

Outside and Gardens

There is a shared entrance from the main road with a turning right into the property with parking in front of the garage (18 x 16'5) with sliding door, inspection pit, power and light connected. To the rear is a workshop area (9 x 8) with butler sink and door to garden.

The gardens surround the property with established

hedging to most sides. The main garden lies to the south, laid to lawn with numerous trees and shrubs. Beyond is the old grass tennis court and what is now known as the two room workshop, (14'10 x 12'2 and 14'10 x 8'3) with windows, power and light. Beyond is the old quarry and numerous established trees. In all the grounds extend to approximately 1.5 acres.

Agents Notes

We understand mains electric, water and there is a private drainage system, all connected to the property.

Tenure: Freehold

EPC: Band E

Council Tax: Band E

Local Authority: Babergh District Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan

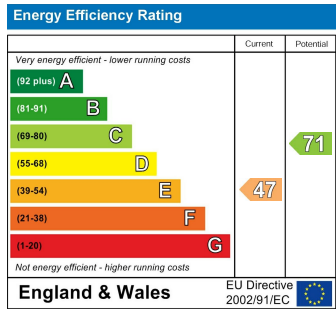


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk