

SOUTHWOLD  
&  
SAXMUNDHAM

EST. J 1993

JENNIE JONES

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ESTATE AGENTS



Springfield Cottage, Mill Common, Blaxhall, Suffolk. IP12 2ED

GUIDE PRICE

£309,995

**Springfield Cottage** is an enchanting 19th century attached two bedroom cottage which is located at the end of an un-adopted lane on Mill Common. The cottage has been sympathetically extended and modernised. It is centrally heated by LPG-fired radiators and benefits from double glazed windows. There is a lovely brick fireplace in the sitting room which has a wood burning stove. The sitting room has an attractive bay which provides a sunny seating area and vantage point which overlooks the garden and countryside beyond. The kitchen/breakfast room is fitted with bespoke pine cabinets. There are exposed floor bricks in the kitchen and an integrated LPG hob with a double oven to the side. The cottage also benefits from a very useful walk in pantry. The bathroom is located on the ground floor. The first floor bedrooms are well-proportioned and enjoy views towards open farmland. The garden, which abuts farmland is planted with fruit trees and spring bulbs. The meadow grass provides a natural habitat for insects and other wildlife and the owners have located an electricity cable which had been intended to provide power to a shepherd's hut. There is a large shrubbery and seating area to the front of the cottage where the driveway provides circular access. There is a vehicular right of way over the driveway to the cottage behind. The property also benefits from a large and useful shed which is discreetly tucked away in a corner of the garden. The cottage lies within easy walking distance of the village pub and numerous foot paths and cycle routes. An early inspection is strongly recommended to appreciate the uniqueness of the cottage and its location.

## **SUMMARY OF THE ACCOMMODATION**

Kitchen/Dining Room 4.87m x 3.45; Sitting Room 3.65m x 4.86m overall; Pantry; Lobby; Bathroom 1.97m x 1.67m; Landing; Bedroom One 3.73m x 3.56m; Bedroom Two 3.57m x 2.65m

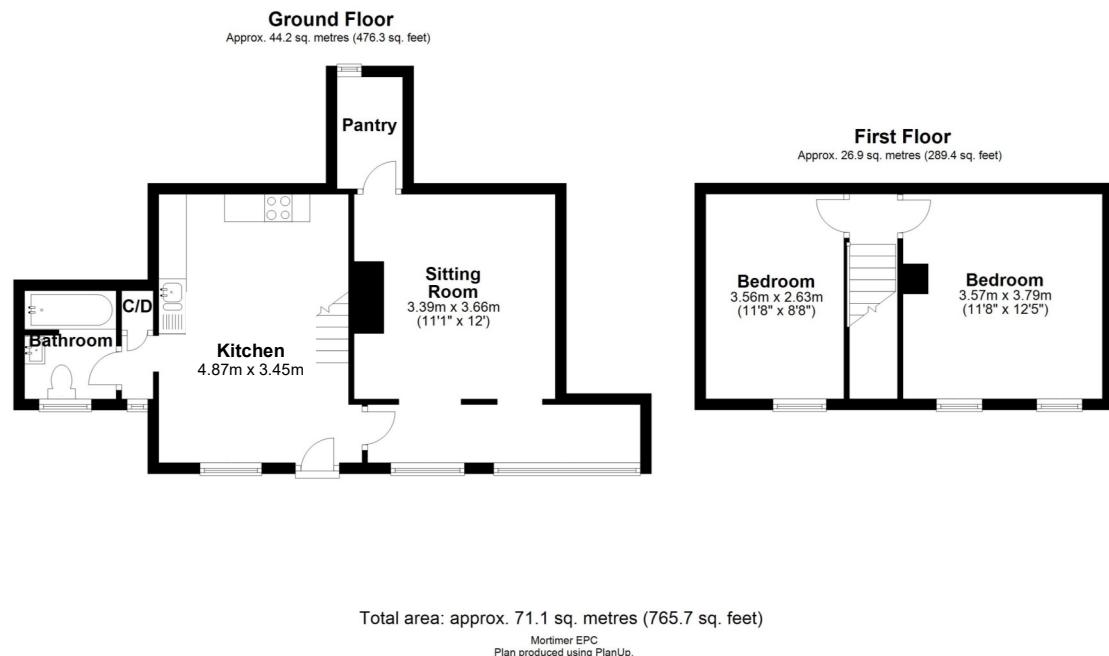
This part of Suffolk is a haven for artists, writers and musicians. Blaxhall is a pretty rural village with a well documented social history which has been recorded in recent years by its own residents and published in an excellent book which features a number of photographs from the early 20th century including Corner Cottage. The village's rural history was celebrated by the writer and village resident George Ewart Evans who published a number of books in the 1960s and 1970s including: The Horse in the Furrow, The Farm and the Village and Ask the Fellows who cut the Hay. His interviews with local villagers in and around Blaxhall have provided us with an important historical record of life in rural Suffolk at the time of the Great War and during the last days of working horses on the land. This cottage is typical of the sort of property Evan's subjects lived in and the construction using materials often gleaned from the land is a reminder of just how hard rural life was for most people until the 1970s. Blaxhall has an excellent pub and is ideally located for access to Orford, Woodbridge, Aldeburgh and the neighbouring village of Snape. Snape Maltings is home to the Aldeburgh Festival. There are wonderful walks across Blaxhall Common and through Tunstall Forest with cycle routes through the village and on to Iken and Orford. The nearest railway station is just two villages away at Campsea Ashe where there is a connecting service to London, Cambridge and Norwich via Ipswich.

**VIEWING** By appointment with Jennie Jones Estate Agents  
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**LOCAL AUTHORITY** Suffolk Coastal District Council, East Suffolk House, Station Road, Melton Woodbridge, Suffolk IP12 1RT Tel: 01394 383789

**SERVICES** Mains water, electricity, and drainage.

**EPC** C













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