

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Hawthorn Cottage, School Road, Tunstall, Suffolk. IP12 2JQ

GUIDE PRICE

£475,000

Hawthorn Cottage is a lovely detached 19th century house which is situated in the popular Suffolk village of Tunstall: ideally located for access to Snape Maltings, the forests at Tunstall, Tangham and Rendlesham and the many attractions of the Suffolk Heritage Coast including Orford, Woodbridge and Aldeburgh. The house has been well maintained and benefits from double glazed windows and oil-fired central heating. The accommodation includes an elegant sitting room which has a fireplace with a wood burner, fitted bookcases and cupboards. There is a second living room/snug which also has a fireplace with an open grate and a pair of glazed double doors that open out to a glazed garden room. This second reception room could be adapted for use as a ground floor bedroom as there is also a very useful downstairs shower room. The heart of the house is the wonderful farmhouse kitchen/dining room which is fitted with excellent Shaker style cabinets beneath granite work tops. The kitchen has a double Belfast style sink, an integrated dishwasher, fridge and LPG Rangemaster range cooker. There is plumbing and space for the washing machine in the shower room. The timber framed garden room provides an excellent space for indoor plants and a sunny space from which to admire the east side of the garden which has a pretty rose garden and is planted with spring bulbs. On the first floor there are three surprisingly large double bedrooms which are served by a very spacious family bathroom. There is a very useful walk in closet off the landing. The gardens are located on the east and west side of the house and are laid to lawn, enclosed with established hedges and close boarded timber fencing. The driveway provides good off street parking and leads to a long timber garage which would be ideal for storing sailing equipment but could also be converted to a workshop or studio space.

Hawthorn Cottage is ideally positioned for access to Tunstall's own pub (The Green Man) and the very popular "Ship" at Blaxhall. There are wonderful walks at Blaxhall Common and Tunstall Common. This area has excellent off road and recommended on road cycle routes all easily accessible from Hawthorn Cottage. Available with no onward chain, this property deserves an early internal inspection.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Shower Room; Sitting Room 4.12m x 3.67m; Living Room/Snug 3.58m x 3.32m; Garden Room 3.32m x 2.72m; Farmhouse Kitchen/Dining Room 6.53m x 4.02m; First Floor Landing; Walk in Closet 1.84m x 1.50m; Bedroom One 4.03m x 3.69m; Bedroom Two 4.12m x 3.68m; Bedroom Three 3.65m x 3.33m; Bathroom 3.11m x 2.52m; Garage 5.53m x 2.76m.

EPC. To be confirmed.

This part of Suffolk is a haven for artists, writers and musicians. Tunstall is a pretty rural village with a long past association with the former USAF base at Bentwaters. There are two garage and a pub. There are village shops in the neighbouring villages of Rendlesham (where there is a primary school and doctors' surgery) and Campsea Ashe which has a railway station and café. Blaxhall, which is very close to Hawthorn Cottage, has 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 Common and Tunstall Forest with cycle routes through the village and on to Iken and Orford.

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 1RTel: 01394 383789

SERVICES Mains water, electricity, and drainage.

Hawthorn Cottage, Tunstall

Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft

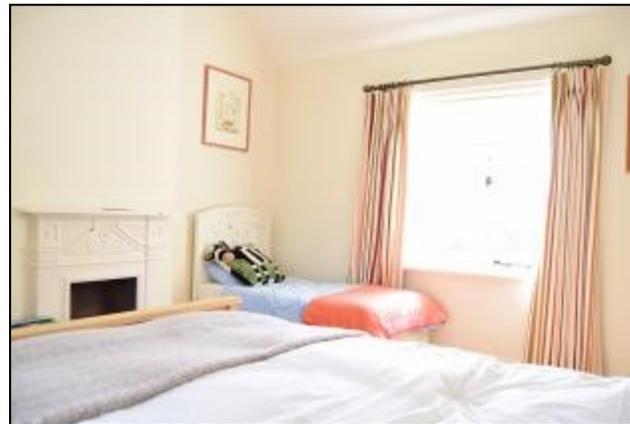


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