

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



**3 Malt House Cottages, Peasenhall, Suffolk IP17 2HJ**

**GUIDE PRICE**

**£295,000**

## **SUMMARY OF THE ACCOMMODATION**

### **SITTING ROOM; KITCHEN/DINING ROOM; UTILITY LOBBY; BATHROOM; FIRST FLOOR LANDING; THREE BEDROOMS; GOOD SIZED ATTRACTIVE GARDENS;**

This charming Grade II listed terraced cottage is located in the heart of the sought after Suffolk village of Peasenhall and is deceptively spacious. The property has been well maintained by the current owners offering accommodation over two floors and is conveniently located for the village shop and delicatessen, currently occupied as a full time residence the cottage would seemingly also be worthy of consideration as an excellent holiday bolthole and thus earliest viewing is strongly recommended. The comfortable lounge has secondary double glazing and there is a fireplace with surround and mantelpiece. Walk through to the kitchen dining room which has a range of fitted units with work surface having stainless steel sink inset. Wine rack. Split level cooker with 4 ring hob and separate eye level double oven. Built in dishwasher and tiled floor. Off this is the useful utility lobby with tiled floor, plumbing for washing machine and door to garden. The ground floor bathroom has tiled walls with panelled bath having shower over and shower screen. Wash basin with cupboard under and close coupled WC. On the first floor the landing has an airing cupboard, bed 1 at the front has built in wardrobe cupboards and there are two further bedrooms. Outside the rear garden is a major feature of the property and split in to two sections The first part has a patio with raised circular flower bed and the garden is laid to lawn with a summerhouse. An archway leads through to a further good sized garden laid to lawn with borders and at the bottom is a shingled area with timber garden shed.

The property is situated in the sought after village of Peasenhall's High Street which has an excellent village shop, Emmets the renowned delicatessen, an award winning Butchers and a tea shop. The village hall is frequently used for various events such as film nights and the adjoining village of Sibton has the White Horse public house which offers an extensive menu. Waitrose and Tesco supermarkets can be found at the market town of Saxmundham which also has a railway station which offers a service via Ipswich to London Liverpool Street in about 2 hours. Attractions of the East Suffolk Heritage Coast are all within driving distance and include the RSPB sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh (the latter being home to the internationally famous music festival).

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: B**

**SERVICES**

Mains electricity, drainage and water.

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

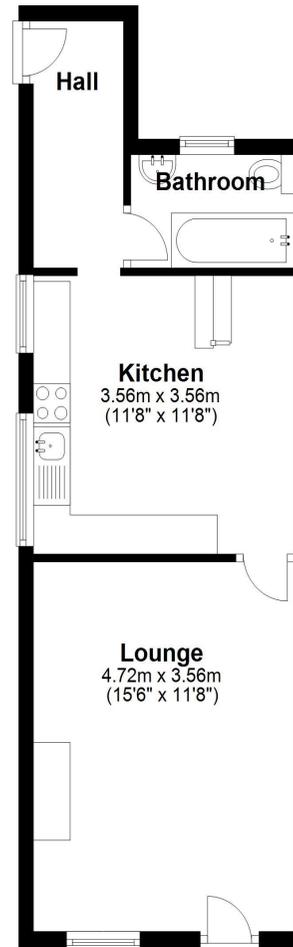
**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**

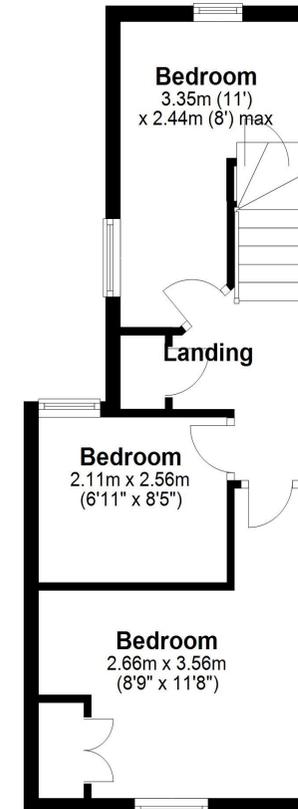
**Ground Floor**

Approx. 37.4 sq. metres (402.4 sq. feet)



**First Floor**

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 67.1 sq. metres (721.7 sq. feet)

**3 malt house cottages, Peasenhall**

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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