

EST.  1993

JENNIE JONES

ESTATE AGENTS



RECTORY COTTAGES, KELSEA, SAXMUNDHAM IP17 2NX

GUIDE PRICE

£335,000

SUMMARY OF THE ACCOMMODATION

**LIVING ROOM WITH INGLENOOK FIREPLACE; LOBBY; SHOWER ROOM; FITTED KITCHEN;
FIRST FLOOR LANDING; TWO BEDROOMS; SECOND FLOOR BEDROOM;
COTTAGE GARDENS; LARGE SEPARATE STUDIO/OFFIC**

THE PROPERTY

Rectory Cottages is a beautiful Grade II timber framed three storey mid terraced cottage situated at the heart of the village, within a short walk of the village Church which is famous for its beautiful Lych Gate. The property has a wealth of characteristic features and is currently occupied as a full time home but would also be worthy of consideration as a unique holiday retreat.

Entering the property straight in to the living room which has exposed floorboards and beams and a wonderful inglenook fireplace which houses a log burner. At the back of the living room a doorway gives access to a lobby and off this is the ground floor shower room with three piece suite and the fitted kitchen which has a range of built in units, fitted worksurface with sink. LPG hob and separate eye level oven, integrated dishwasher and built in fridge freezer. Door to rear garden. On the first floor the landing gives separate access to two bedrooms, a double and a single (currently used as an office) and there is a staircase up from the landing which gives access to another double bedroom with dual aspect. Th cottage is set back from the road by a front garden which is laid to shrubs and behind the property is a delightful cottage garden laid to shingle and shrubs. At the bottom of the garden is an large extremely useful artists studio with water and power connected which could easily be turned into a work from home office or extra accommodation (subject to any planning requirements).

The village of Kelsale has is a primary school at Carlton together with an excellent pub - the Poacher's Pocket. Kelsale . This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

Approx. Gross Internal Floor Area - 959 Sq ft / 89 Sq M
Studio - 294 Sq ft / 27 Sq M

LOCAL AUTHORITY

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

COUNCIL TAX BAND = B

SERVICES: Mains water, electricity and
drainage are available to the property.

VIEWING

By appointment through Jennie Jones Estate
Agents:

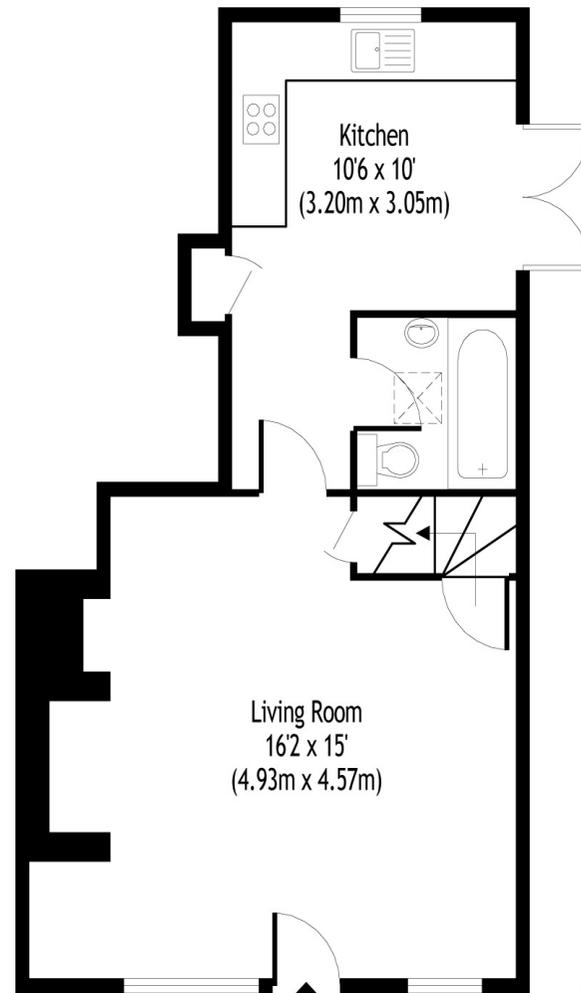
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

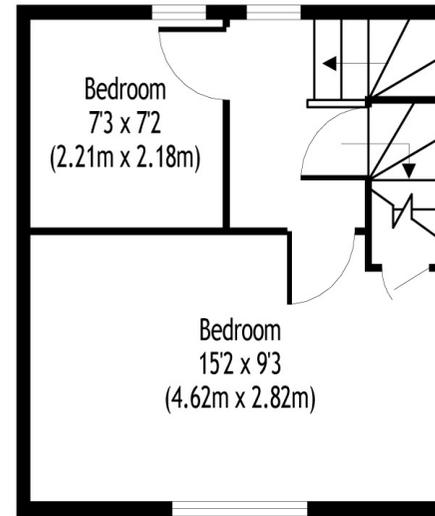
EPC RATING = EXEMPT

TENURE:

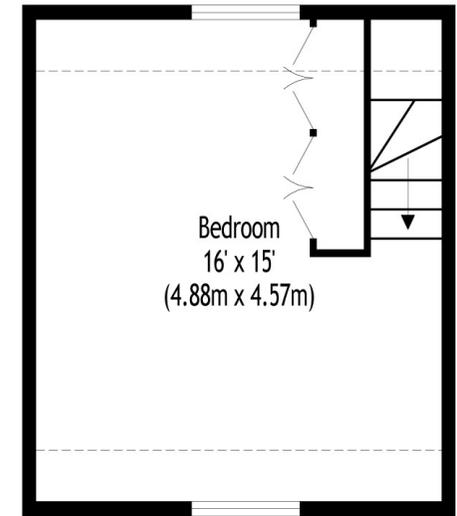
Freehold



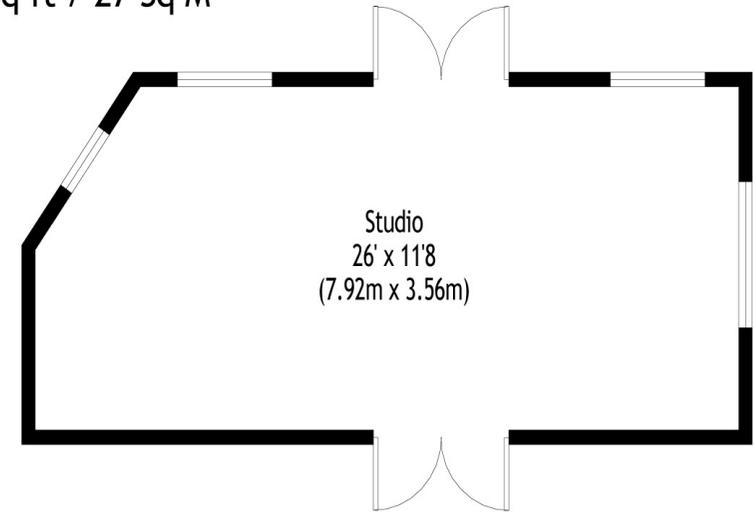
Ground Floor



First Floor



Second Floor



For identification purposes only. Not to scale.

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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