



CharlesWright

PROPERTIES

Selling Properties the Wright Way



1 Chapel Cottage Pin Mill Road

Chelmondiston, Ipswich, IP9 1JE

Guide price £289,950



1 Chapel Cottage Pin Mill Road

Chelmondiston, Ipswich, IP9 1JE

Guide price £289,950



Description

Situated within the picturesque location of Pin Mill and close to both countryside and riverside walks, as well as being close to the sailing facilities, is this charming three bedroom cottage. Chapel cottage is being offered for sale for the first time in 17 years with no onward chain making an ideal holiday cottage, with the benefit of two parking spaces and a south facing rear garden. Inside the property there is a spacious kitchen/dining room, sitting room with open fire, three good sized bedrooms and a shower room upstairs.

Location

Pin Mill is perhaps the best known community on the Peninsula, being in an attractive haven on the south shore line of the River Orwell. It is extremely popular with the sailing enthusiasts, having its own yacht club, Butt & Oyster public house overlooking the Orwell and there are some excellent shore line walks. The Shotley Peninsula is accessible being just a short drive from the A12/A14. For the commuter there is a rail service to London Liverpool Street from Ipswich, alternatively from Manningtree.

Sitting room

14'06 x 12'09 (4.42m x 3.89m)

Double glazed front door, double glazed window to front, open fire and radiator.

Kitchen/dining room

15'08 x 13'10 (4.78m x 4.22m)

Two double glazed windows to rear, double glazed back door, radiator, matching kitchen units with worktops above, plumbing for washing machine, space for a freestanding oven and undercounter fridge.

First floor landing

Spacious landing with space for a desk, double glazed window to rear and doors to first floor rooms.

Bedroom one

12'10 x 10'10 (3.91m x 3.30m)

Double glazed window to front, radiator and cast iron fire place.

Bedroom two

9'05 x 7'10 (2.87m x 2.39m)

Double glazed window to side and radiator.

Bedroom three

9'03 x 8'05 (2.82m x 2.57m)

Double glazed window to side and radiator.

Shower room

Double glazed window to rear, walk in shower cubicle, pedestal wash basin and low level wc.

Outside & gardens

A secure rear garden has a hardstanding creating a patio area with a step leading to a further raised garden. There is a shed and a rear gate leading to the off road parking where there is space for two vehicles.

Services

We understand mains electric, water and drainage are connected to the property.

Tenure: Freehold

EPC rating: Band E

Council tax band: B

Tel: 01394 446483



Road Map



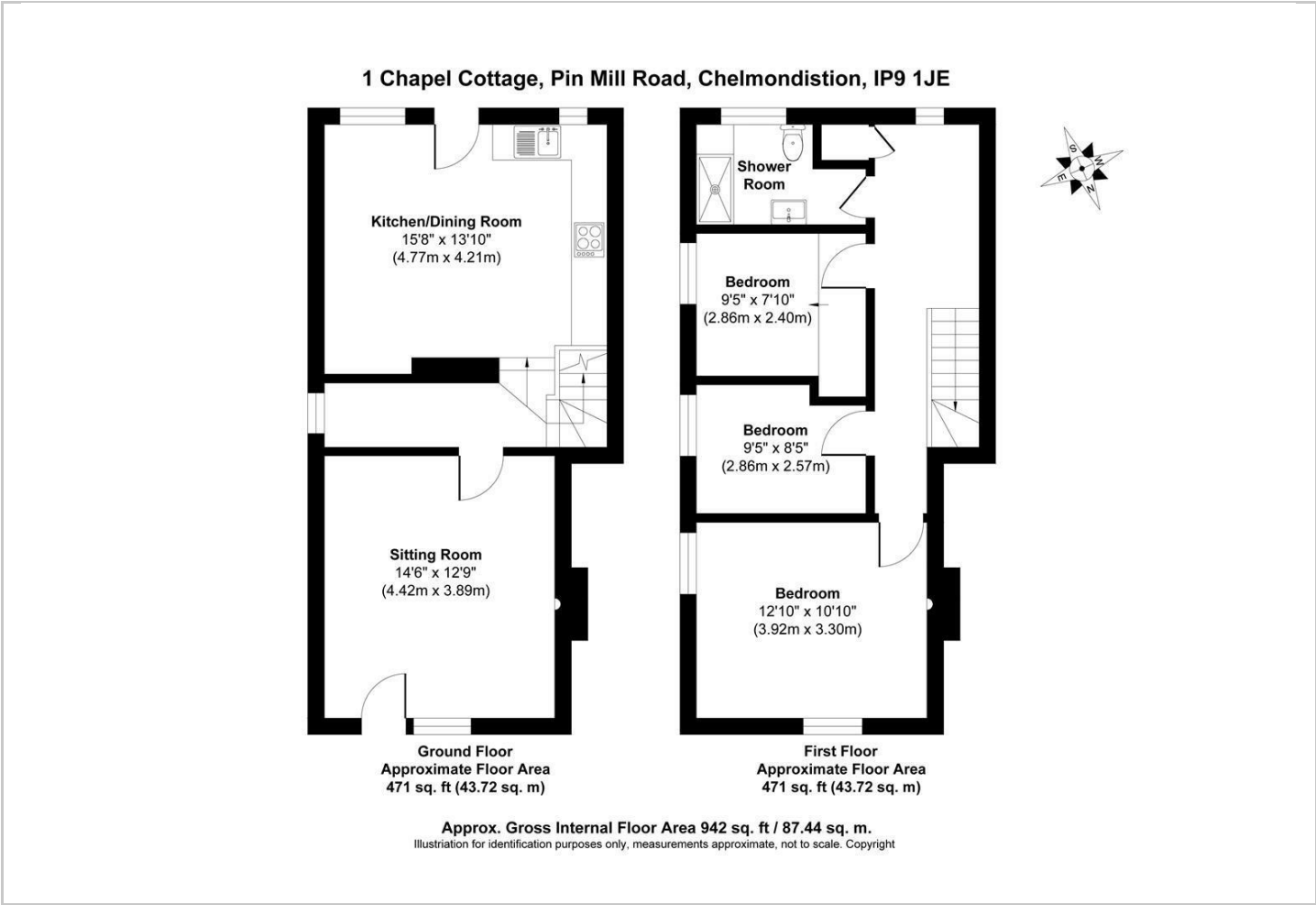
Hybrid Map



Terrain Map



Floor Plan

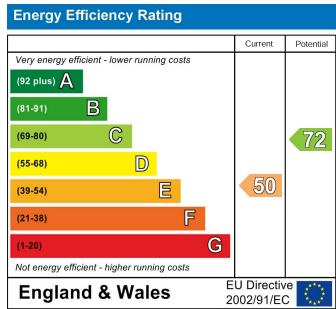


Viewing

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



Regulated by Property Redress Scheme

Company Number: 13289409