



2 Shellpit Cottages, Thorpeness

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ESTABLISHED 1966

2 Shellpit Cottages, The Shellpits, Thorpeness, Suffolk, IP16 4PG

- Southwold 14.6 miles
- Saxmundham 5.2 miles
- Aldeburgh 3.6 miles
- London by train from Ipswich 1hr 15mins

SITTING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY |
SHOWER ROOM | STUDY/LIBRARY | DOUBLE BEDROOM
WITH EN SUITE SHOWER ROOM | TWO FURTHER
DOUBLE BEDROOMS | TWO BUNK BEDROOMS | FAMILY
BATHROOM | WALLED GARDEN | TERRACE | PARKING

The Property:

Shellpit Cottages were built in the 1870s on instructions of Margaret Ogilvy, to provide a healthy environment for children displaced from Ipswich. The cottages are named after the Cragg Pitts which were mined for fossil shells. It is understood that the cottages were also used for convalescing soldiers. However, by the 1930s, the cottages comprised eight dwellings, one of which was a tied cottage, occupied by the estate's groundskeeper and his family. The estate incurred huge death duties, the decision was then taken to sell off the cottages the first being sold in the 1980's. The property stands at the end of a long sandy lane, tucked away and surrounded by heath and woodland, which is now governed by the RSPB; all just a short walk or bike ride from the centre of Thorpeness, The Dolphin Public House and the beach.

The accommodation, which is constructed of brick-and-flint elevations under a slate roof, is arranged over two floors and benefits from oil-fired heating to radiators. The property consists of front door leading to sitting room with open fireplace, stairs to first-floor and a door leading to the kitchen/breakfast room with a range of base and wall units, walk-in pantry and a fireplace housing a wood-burner.

A fabulous five bedroom cottage, situated on Thorpeness Common, in area of outstanding natural beauty.

Guide: £585,000 FREEHOLD



To the rear of the property, is a back hall with door to garden, utility area, shower room and family bathroom. Beyond this is a study/library room, which is vaulted with double doors to the garden and mezzanine level accessed via a ladder, there are also doors to the two bunk bedrooms.

On the first-floor is a landing, three double bedrooms, the principal of which has an en-suite shower room.

Outside

The property is approached over a sandy drive and has an allocated parking area. From the library/study is a beautiful private walled garden which is mainly laid to lawn with herbaceous borders and patio area. There is also shared amenity land between no's 2,4,5, & 7.

Services

Mains: water, electricity and drainage are connected to the property and Oil-fired central heating.

Ofcom: Ultrafast broadband is available and mobile coverage is available on most networks but limited.

Council Tax Band: C

EPC Rating: E

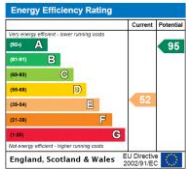
What3words: agent.footpath.vegans

Location

Thorpeness is arguably one of the most sought-after locations on the Suffolk Heritage coast. The original fisherman's village was transformed about 100 years ago when Glencairn Ogilvie decided to develop the village as a holiday retreat for well-to-do Edwardians. Inspired by J M Barrie's Peter Pan, the design by Forbes Glennie includes the ever-popular country club with tennis courts and the Meare, a shallow boating lake. Thorpeness, known probably throughout the world for its "House in the Clouds", also has its own golf course, tea room, restaurant and a public house.

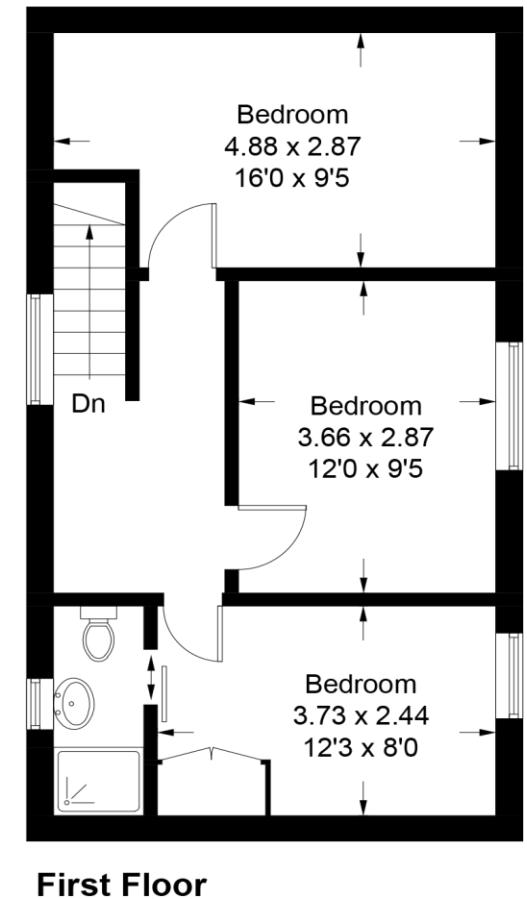
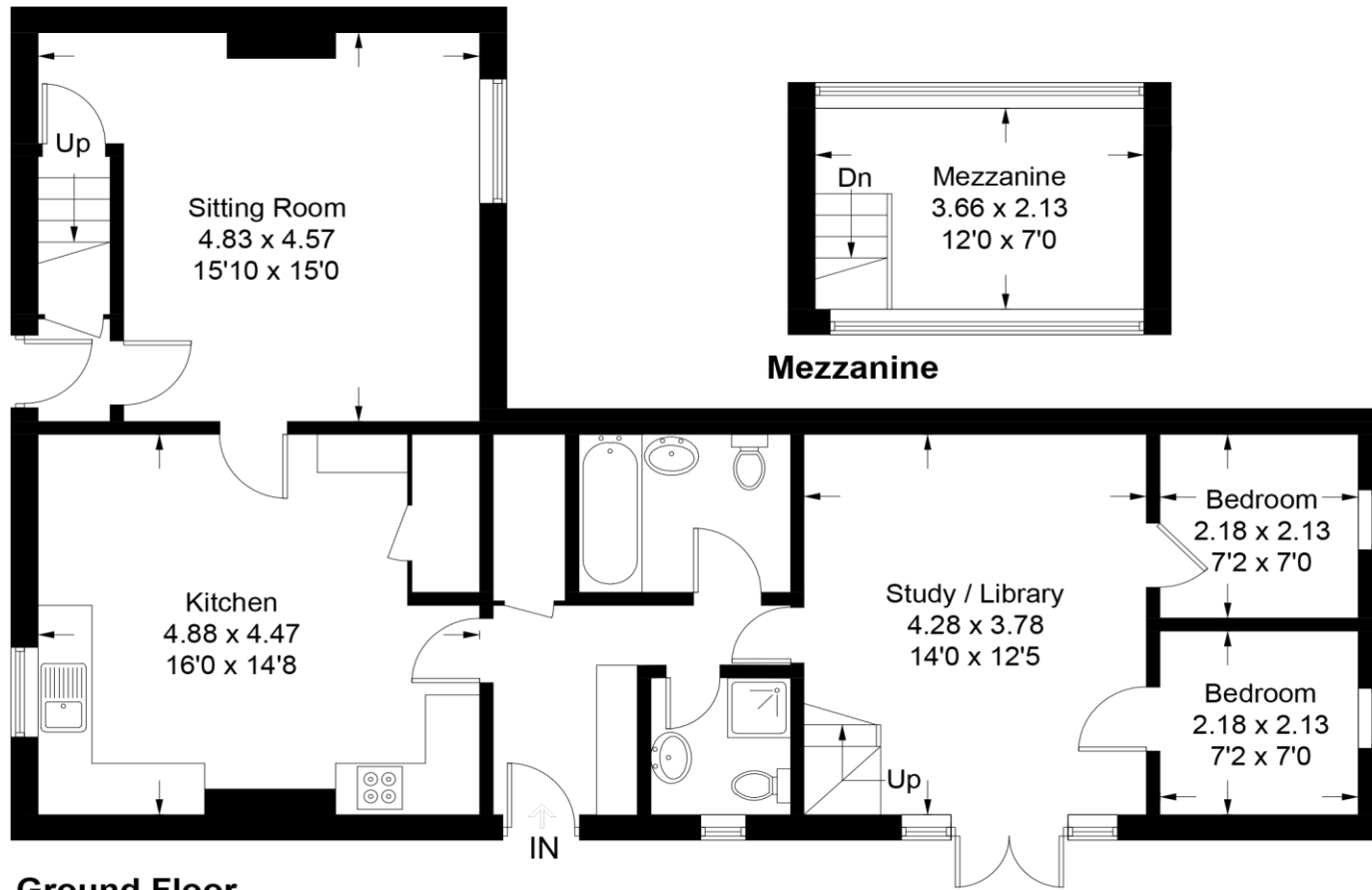
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.





2 The Shellpits, Thorpeness

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
(Including Mezzanine)







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