



1 Low Barn Cottages, Stratford St Andrew, Suffolk, IP17 1LN

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ESTABLISHED 1966

1 Low Barn Cottages Great Glemham Road Stratford St Andrew Saxmundham IP17 1LN

- Saxmundham 3.7 miles
- Wickham Market 5.3 miles
- Framlingham 6.2 miles

ENTRANCE LOBBY | KITCHEN/DINING ROOM | SITTING ROOM | 2 BEDROOMS | BATHROOM | UTILITY ROOM | OFFICE/STUDIO | SINGLE GARAGE | PARKING SPACE | SUMMERHOUSE | FRONT AND REAR GARDENS | PLANNING PERMISSION FOR STUDIO

1 Low Barn Cottages is a pretty end of terrace cottage dating from circa 1890 and is constructed of brick elevations under a pantile roof. It is located on the edge of the village on the road to Great Glemham, and backs on to open countryside. There is easy access to the A12 connecting to Saxmundham, the coast, Wickham Market and Woodbridge.

The front door opens to an entrance lobby leading into the kitchen/dining room which has a range of fitted cupboard and drawer units with integrated double oven, induction hob and dishwasher (all Bosch). There is space for a fridge freezer, dining space and brick flooring.

A door opens to the sitting room which has a lovely view over the front garden with a feature brick fireplace with mantel, housing a wood burner. There is shelving to either side of the fireplace and a useful deep understairs storage cupboard.

Stairs ascend to the first-floor landing with a spacious main bedroom which was formerly two bedrooms, a further bedroom and bathroom with bath, electric shower, basin and WC.

A pretty Victorian cottage with a separate home office/studio, in a convenient setting on the edge of the village.

Guide: £350,000 FREEHOLD



Outside

The cottage benefits from a brick outbuilding which comprises utility room and an office/studio which is ideal for home working. There is a garden to the front and a paved courtyard to the rear for outside dining and entertaining.

Across the shared driveway is a brick built single garage with pantile roof and power and light. To the front is a parking space and to the side is a useful paved storage area. At the rear is another garden down to lawn with a variety of shrubs. This overlooks fields to the west and has a timber summerhouse and garden shed.

The garage has planning permission to convert to a self-contained studio ref DC/21/0470/FUL Some of the groundwork has commenced meaning the permission has been implemented.

General information

- Mains electricity and water.
- Oil-fired central heating to radiators.
- Private drainage
- Council Tax – East Suffolk – Band B
- Ofcom state – Ultrafast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: laptops.worlds.corded

Location

Stratford St Andrew is a small village just off the A12, almost equidistant between Wickham Market and Saxmundham. The Village offers a convenience store within the filling station and a substantial village hall. Both Wickham Market and Saxmundham, between them, offer supermarkets, post offices, various independent stores, restaurants and public houses with Saxmundham offering a branch line railway station with access to London Liverpool Street via Ipswich.

The area is well served for leisure pursuits with the Heritage Coast to the East at Aldeburgh and the River Alde offering scenic walks, excellent sailing and renowned birdwatching.

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

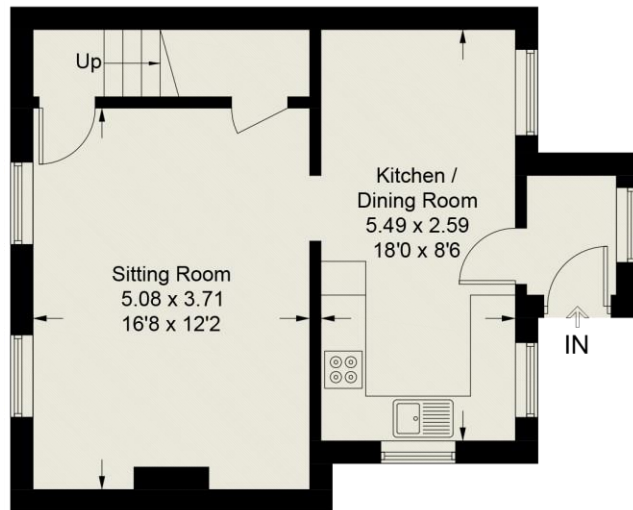


1 Low Barn Cottages, Great Glemham

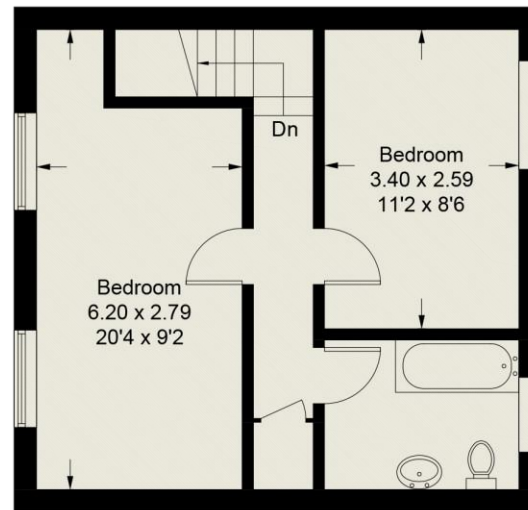
Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
 Outbuildings = 39.6 sq m / 426 sq ft
 Total = 119.4 sq m / 1285 sq ft



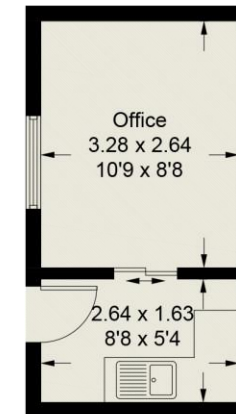
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		111
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



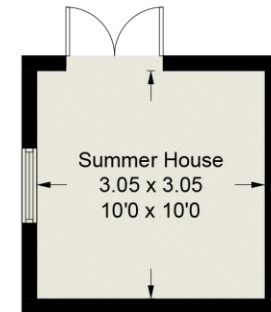
Ground Floor



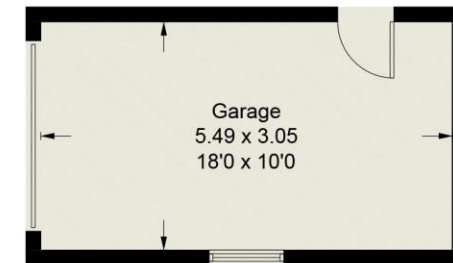
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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