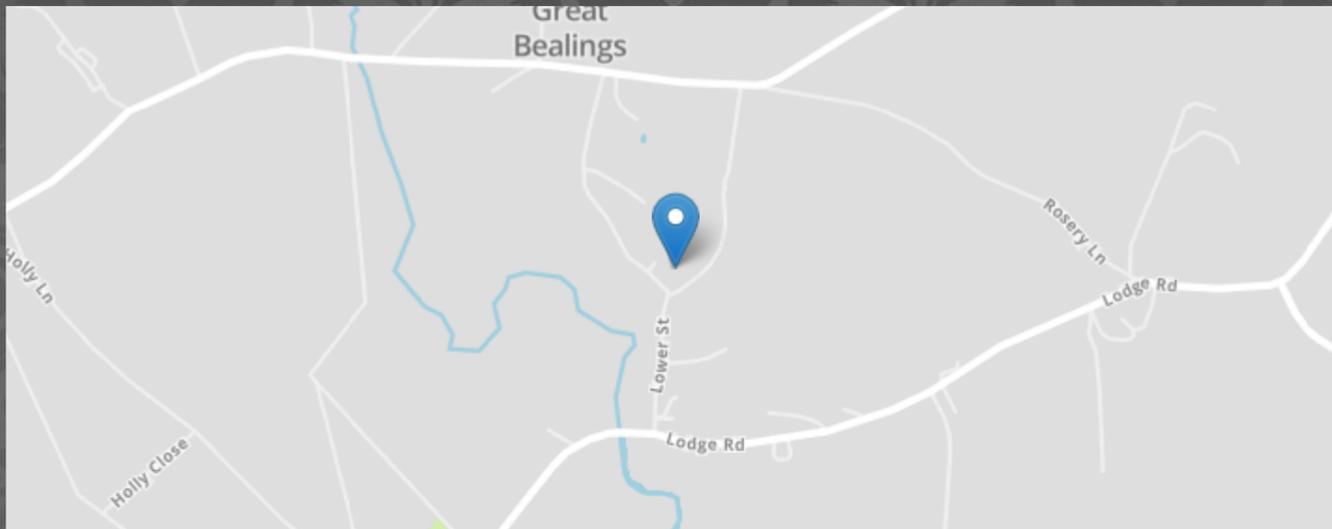


Lower Street, Great Bealings, Woodbridge



MARKS & MANN



- RURAL VILLAGE WITH STUNNING COUNTRYSIDE VIEW WINGS
- TRADITIONAL CHARM BLENDED WITH MODERN OPEN-PLAN LIVING
- OPEN-PLAN KITCHEN/DINING ROOM/SNUG WITH LOG BURNER
- FAMILY ROOM/OFFICE AND CONSERVATORY
- EASY ACCESS TO A12 AND SUFFOLK HERITAGE COAST

- FORMER 'POST OFFICE', HAVING BEEN SYMPATHETICALLY CONVERTED AND EXTENDED
- FABULOUS HIGH CEILINGS IN THE THOUGHTFULLY DESIGNED EXTENSION
- COSY SITTING ROOM WITH LOG BURNER
- FAMILY BATHROOM AND ADDITIONAL CLOAKROOM

Lower Street, Great Bealings, Woodbridge

Situated in the RURAL VILLAGE of GREAT BEALINGS with STUNNING COUNTRYSIDE VIEWS, is the former 'POST OFFICE', which has been SYMPATHETICALLY CONVERTED and EXTENDED with FABULOUS HIGH CEILINGS to provide a CHARMING THREE BEDROOM COTTAGE, offering TRADITIONAL CHARM and CHARACTER as well as MODERN OPEN-PLAN living. Built in the 1850s, the original building is bursting with CHARACTER and ORIGINAL FEATURES and there are BEAUTIFUL GARDENS with brick built GARDEN STORE and off road PARKING. Accommodation comprises entrance hall, OPEN-PLAN KITCHEN/DINING ROOM/SNUG, separate SITTING ROOM and FAMILY ROOM/STUDY, CONSERVATORY, family bathroom and downstairs cloakroom, with three bedroom upstairs. An internal viewing is strongly advised to appreciate this STUNNING, UNIQUE PROPERTY.

£450,000

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Lower Street, Great Bealings, Woodbridge

Lower Street, Great Bealings, Woodbridge

Entrance hall

Door to understairs storage cupboard and door into:

Sitting room

3.70m x 4.00m (12' 2" x 13' 1")
Window to side, feature fireplace with log burning stove, space for comfy sofa/seating and doors to the stairs, the open-plan kitchen/dining/snug and family room/office.

Family room/study

5.60m x 3.35m (18' 4" x 11' 0")
Dual aspect former post office 'shop', with window to front and side offering space for seating and or/office furniture, with door leading to:

Conservatory

2.90m x 2.90m (9' 6" x 9' 6")
Windows to side and rear and external door to the rear, overlooking and giving access to the rear garden, offering a beautiful space to sit and enjoy the pretty gardens.

Open-plan kitchen/dining/snug

8.20m (max) x 4.55m (max) (26' 11" x 14' 11")
Kitchen area
Beautiful, warming, kitchen with fantastic high ceilings giving a feeling of space and style, velux window. Range of base and eye level units with worktops over, butler sink, built-in double oven and hob, space for a fridge/freezer and space and plumbing for a dishwasher and washing machine. Storage cupboard, access to the airing cupboard and doors to the family bathroom and downstairs cloakroom. Open through to:

Dining/snug area

Dual aspect with window to rear and windows and French doors to side, overlooking and giving access to the rear garden. High ceiling. Space for a family dining table as well as a comfy sofa/seating area with a superb log burning stove providing fantastic warmth in the cooler months.

Family bathroom

2.60m x 2.10m (8' 6" x 6' 11")
Window to side, high ceiling, bath, separate shower cubicle, hand wash basin and WC.

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Window to side with beautiful countryside views and doors to two bedrooms.

Bedroom one

4.28m (max) x 3.70m (max) (14' 1" x 12' 2")
Dual aspect room with window to front and side with fantastic field views.

Bedroom two

3.61m x 3.26m (11' 10" x 10' 8")
Window to front, door to:

Bedroom three

3.61m x 2.48m (11' 10" x 8' 2")
Window to side with views across the countryside.

Outside

The former 'Post Office' is a beautiful property which has been very much loved over the 28 years that the current owners have lived there.

The front of the property has been laid to paving with the vendors advising they have spent many hours sitting, enjoying the beautiful countryside viewings in this quiet, peaceful location. There is a gravel driveway providing off road parking and a gate leads into the rear gardens.

The pretty, mature rear garden benefits from a patio area to the rear, ideal for alfresco dining and outdoor entertaining, with the remainder mainly laid to lawn, with an abundance of flowers, plants, shrubs and trees. There is also a brick garden store measuring 2.30 x 4.20m (13' 9" x 7' 7") with power and lighting.

Important information

Tenure - Freehold.
Services - we understand that mains electricity and water are connected to the property. Heating is via electric heating and drainage is via a septic tank and soakaway.
The property benefits from double glazing throughout and the exterior render is insulated, providing up to a 30% saving on heating bills.
Council tax band C.
EPC rating D.
Our ref: SM/elr.

Location

The property is located in Great Bealings, a desirable, rural village with a real sense of community, offering fantastic rural living, with schools, shops and amenities being easily accessible in nearby Little Bealings and Woodbridge. The Old Post Office is situated opposite a wildlife meadow which we have been advised will never be built on.

The popular market town of Woodbridge sits along the River Deben, with superb sailing and rowing facilities as well as excellent schooling in both the state and public sectors. Woodbridge itself has an array of local and national shops, boutiques, restaurants and bars.

For the commuter, the A12/A14 are both within easy reach, Woodbridge has a train station with a link to Ipswich, Suffolk's county town, where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

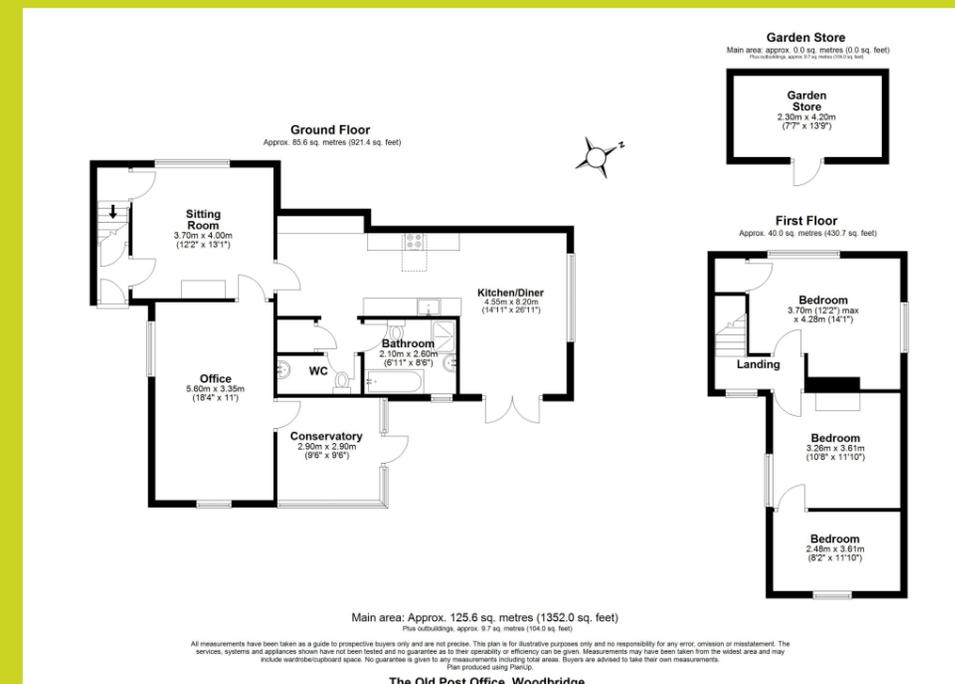
Using a SatNav, please use IP13 6NH as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	