



2 Tomline Cottages

Chelmondiston, Ipswich, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive semi-detached period cottage in a sought-after riverside village position.

2 Tomline Cottages is a charming three bedroom period cottage set within a large garden, with off-road parking, in a popular village found along the River Orwell.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PRIVATE PARKING AREA



FRONT AND REAR GARDEN



FREEHOLD



VILLAGE



1,016 SQ FT



**GUIDE PRICE
£275,000**



The property

Positioned only a short distance from Pin Mill and the River Orwell, 2 Tomline Cottages is a charming semi-detached period home offering over 1,000 sq ft of characterful accommodation arranged over two floors.

The accommodation flows from an entrance porch which leads to a front aspect sitting room with an exposed brick feature fireplace with multi-fuel stove and steps up to a single aspect dining room which benefits from plenty of natural light. A door from the dining room opens to an inner hall with useful storage and access to the family bathroom. The well-proportioned kitchen/breakfast room is fitted with a range of wooden wall and base units, complementary work surfaces, integrated appliances, and French doors to the rear terrace. A staircase rises from the dining room to the first floor, which features a dual-aspect principal bedroom with potential for the addition of an en suite shower room. Two further well-presented bedrooms can be found on this floor.

Outside

Set well back from the road, the property is screened by a number of mature trees and shrubs and benefits from a private gravelled parking area. A pedestrian gate opens onto a long shared gravelled path that runs alongside an extensive front garden, flanked by areas of lawn interspersed with mature specimen trees and well-stocked flower and shrub beds. A private side passageway, with storage buildings, provides access to the rear garden, this includes a small part-covered paved terrace adjacent to the neighbouring gardener's store room, which has a useful sink off the kitchen/breakfast area. Steps lead up to a gently sloping lawn bordered by well-stocked shrub beds and mature trees incorporating a timber shed and a summer house with French doors opening onto the lawn.



Location

Chelmondiston is a charming village on Suffolk's Shotley Peninsula, just seven miles from Ipswich. Surrounded by beautiful countryside and close to the popular riverside hamlet of Pin Mill, it offers a peaceful setting with easy access to outdoor activities like sailing and walking. The village provides essential amenities including shops, pubs, and a primary school, while regular bus services connect it to Ipswich and nearby towns. Ipswich railway station is approximately 7 miles away and offers direct rail services to London Liverpool Street. Additional rail services are available in Manningtree which lies 10 miles to the south west.



Distances

- Ipswich 7 miles
- Manningtree 9.9 miles
- Kesgrave 11.4 miles

Nearby Stations

- Ipswich - mainline
- Manningtree - mainline

Key Locations

- Pin Mill
- Alton Water
- Christchurch Mansion
- Mistley Towers

Nearby Schools

- Ipswich High School
- St. Joseph's College
- Old Buckenham Hall School



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,016 sq ft (94 sq m)
For identification purposes only.

Directions

IP9 1JG

what3words: ///snug.entitles.myth - brings you to the driveway

General

Local Authority: Babergh District Council

Services: Mains water, drainage and electricity. Solid fuel heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: F

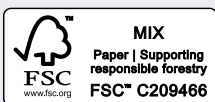
Suffolk

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