

A charming two bedroom family home with views over the countryside, in a village position.

2 Mount Pleasant is a handsome period cottage set within tranquil gardens and grounds, in a rural position.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



OUTSIDE



GARDEN



FREEHOLD



RURAL/ VILLAGE



764 SQ FT



GUIDE PRICE £325,000



Positioned in the sought-after village of Blaxhall, 2 Mount Pleasant is a charming two bedroom cottage with flexible accommodation arranged over two floors with period features throughout including beautifully exposed beams and original fireplaces.

Configured to provide an ideal space for family living and entertaining, the ground floor accommodation is accessed via the porch which provides the access to the sitting room with views over the countryside and an open fire with tiles set in a cast iron fireplace. The well-proportioned kitchen/breakfast room with an inglenook fireplace is fitted with a range of wall and base units and integrated appliances. Completing the ground floor is a useful study found at the rear of the cottage, as well as a family bathroom.

On the first floor there are two well-presented bedrooms with views over the countryside and built-in cupboards for additional storage.



2 Mount Pleasant is accessed via a foot gate which leads to the beautiful garden with flower beds; whilst the rear gardens are surrounded by a lovely picket fence and a variety of mature trees, offering farreaching views over the countryside.





Location

2 Mount Pleasant occupies an exceptional location between the villages of Tunstall and Snape on the outskirts of Suffolk Coast & Heaths Area of Outstanding Natural Beauty. The area offers an abundance of walking and cycling paths, with Aldeburgh beach within easy driving distance. The nearby Snape Maltings is home to the internationally renowned Aldeburgh Festival as well as numerous arts events throughout the year. The Maltings is also home to a variety of shops and places to eat and drink as well as hosting a regular Farmer's market.

Snape and Rendlesham offer day-to-day local shopping while the local market town of Woodbridge offers excellent amenities including a wide range of independent and High Street shops, banks, restaurants and leisure facilities including a museum, skate park and swimming pool. The area offers an excellent selection of schooling in both state and private sectors. Communications links are excellent: the nearby A12 offers easy access to the A14, Ipswich and Suffolk Heritage Coast.







Distances

- Blaxhall 0.4 miles
- Snape 2.5 miles
- Rendlesham 3.3 miles
- · Aldeburgh 8 miles
- Woodbridge 9.7
- Ipswich 18.4 miles

Nearby Stations

- Woodbridge
- Wickham Market

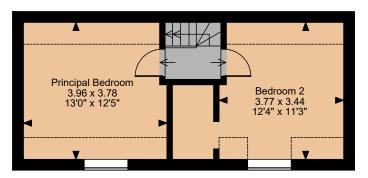
Key Locations

- Rendlesham Forest
- Framlingham Castle
- Snape Maltings
- Suffolk Coast of Aldeburgh

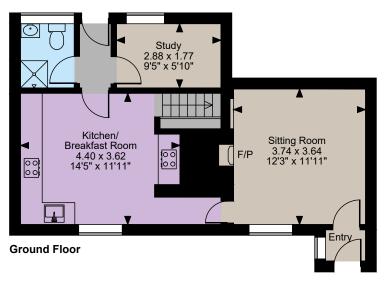
Nearby Schools

- Woodbridge School
- Framlingham College
- Kesgrave School





First Floor



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

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Floorplans

Internal area 764 sq ft (71 sq m) For identification purposes only.

Directions

IP12 2DQ

what3words: ///stumble.peach.rocked

General

Local Authority: East Suffolk Council

Services: Mains water and electricity services are connected. Modern electric heaters. Private drainage which complies with the current regulations.

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

Council Tax: Band B

EPC Rating: F

Suffolk

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