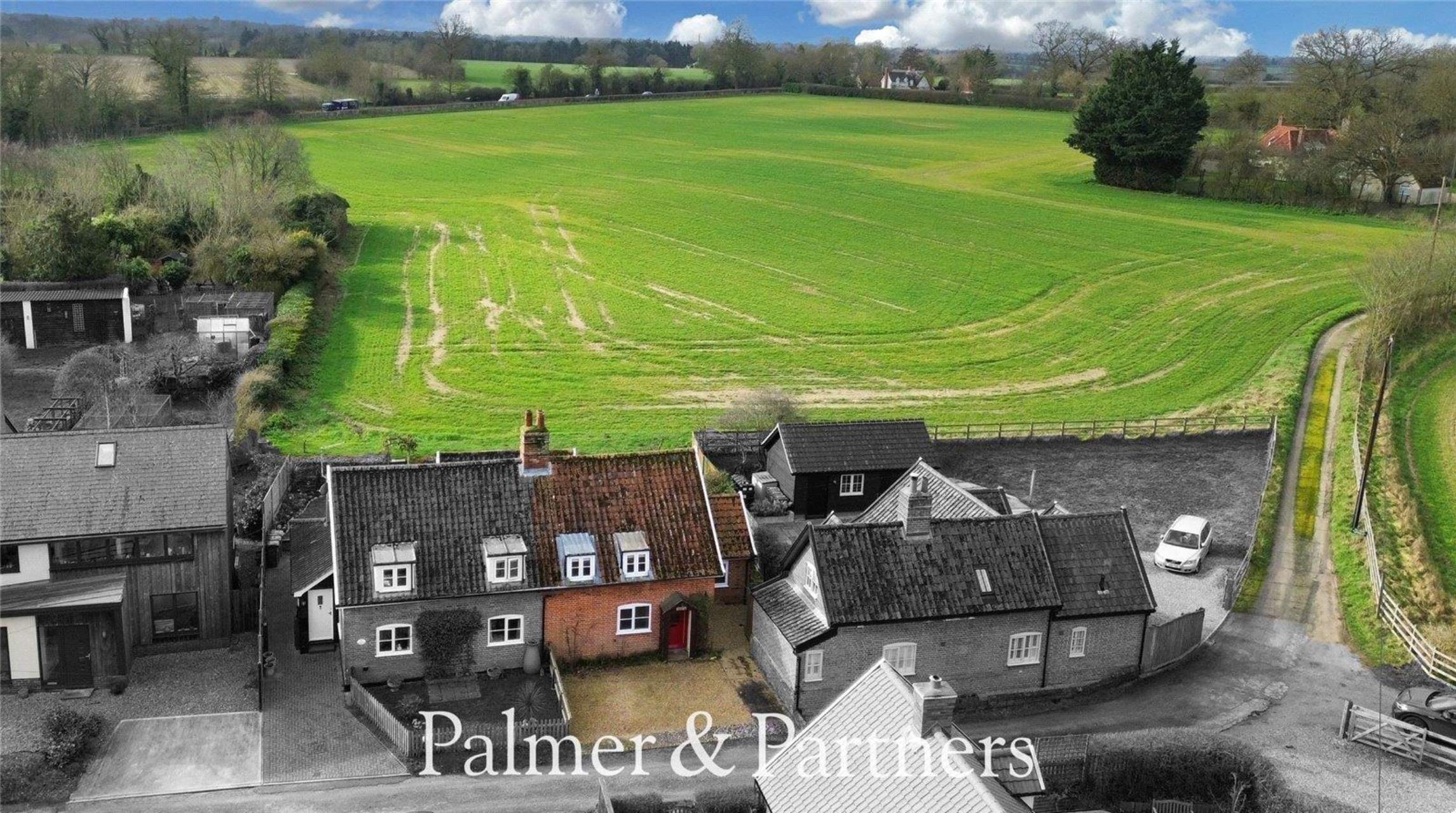




Palmer & Partners



Shop Lane, Little Glemham, Suffolk,  
IP13 0BD  
Asking Price £300,000

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- No Onward Chain
- Rural Village of Little Glemham
- Uninterrupted Countryside Views from Rear
- Charming Period Cottage
- Three Bedrooms
- Two Reception Rooms
- Full of Character
- Off-Road Parking for Two Cars
- Calor Gas Central Heating

This charming three-bedroom period semi-detached cottage, nestled in the rural village of Little Glemham, offers stunning uninterrupted countryside views to the rear and is being sold with no onward chain. In the back garden there is the former Victorian wash house, already connected to power, which could easily be utilised as a studio or work-from-home office. The cottage offers character features including stable latch doors, exposed beams and an exposed brick fireplace. The property has the benefit of replacement double-glazing throughout, calor gas central

heating, off-road parking for two cars on a shingle drive, and a beautiful rear garden with impressive countryside views.

The rural village of Little Glemham is situated approximately sixteen miles from the county town of Ipswich, which offers direct rail links to London Liverpool Street station and Norwich. Campsea Ashe is only five minutes' drive and offers connecting rail links to London and Norwich. Notable places of interest close by include the market town of Woodbridge and Snape Maltings. The village is home to many fine listed buildings including



a 19th century schoolhouse, Grade I St. Andrew's Church, Grade I Glemham Hall, and the flourishing local pub, The Lion Inn. The Suffolk Heritage coast, including Orford, Aldeburgh, and Thorpeness, is only a short twenty-minute drive. Access to the countryside is literally a stone's throw from the property, with many local countryside and woodland walks for all to enjoy.

**Outside - Front:** There is a shingle driveway providing off-road parking for two cars, a shingle path leading to the rear garden, and recessed porch with hardwood door through to:

**Entrance Lobby:** Tiled floor with coconut matting, staircase, and stable latch door through to:  
**Lounge:** 16'9" x 13'9" (5.1m x 4.2m) Dual aspect with double-glazed windows to the front and side, exposed brick fireplace, radiator, replacement laminate floor, exposed studwork, understairs cupboard and additional walk-in cupboard with shelving, and stable latch door through to:  
**Dining Room:** 12' x 9' (3.66m x 2.74m) Double-glazed window to the rear aspect, radiator, replacement laminate floor, ceiling beams, and doors to the rear lobby and kitchen.



**Rear Lobby:** 4'9" x 4'1" (1.45m x 1.24m) Double-glazed windows to both sides and French doors opening onto the rear garden offering stunning uninterrupted countryside views.

**Kitchen / Breakfast Room:** 12'8" x 12'5" (3.86m x 3.78m) Refitted with a range of modern eye and base level units with square edge work surfaces, inset one and half bowl ceramic sink and drainer, and metro tile splashbacks. All the appliances are integrated and include a slimline wine cooler, fridge freezer, washing machine, Hotpoint dishwasher, Hotpoint double oven and four-ring ceramic

hob with Hotpoint extractor hood over. There is a radiator, tiled floor, ceiling inset spotlights, loft access, two double-glazed windows to the rear aspect offering stunning uninterrupted countryside views, and double-glazed window to the front aspect.

**First Floor Landing:** Double glazed window to the side aspect, loft access, radiator, and stable latch doors to the bedrooms and bathroom.

**Bedroom:** 12'1" x 8'4" (3.68m x 2.54m) Double-glazed window to the front aspect, and radiator.

**Bedroom:** 12'1" x 9'2" (3.68m x 2.8m) Double-glazed window to the front

aspect, radiator, and period fireplace.

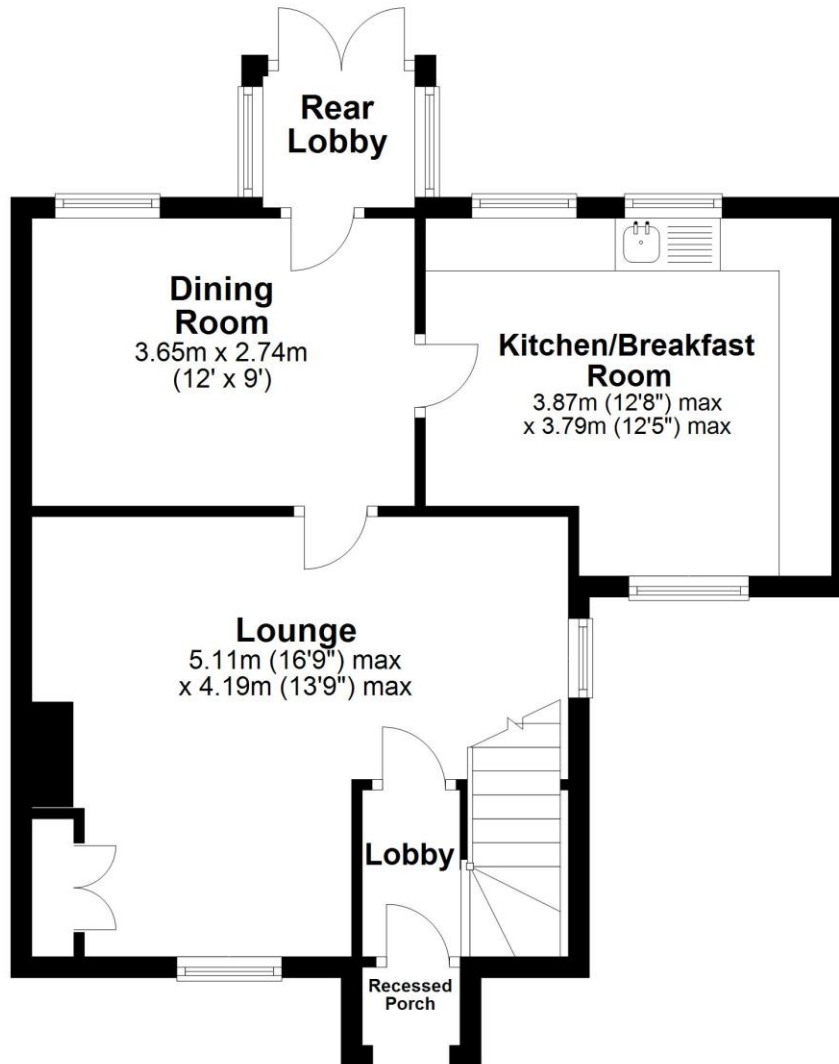
**Bedroom:** 12'9" x 10'8" (3.89m x 3.25m) Double-glazed window to the rear aspect offering stunning uninterrupted countryside views, radiator, and built-in double cupboard.

**Family Bathroom:** 8'5" x 7'7" (2.57m x 2.3m) A three-piece suite comprising bath with shower over and shower screen, low-level WC, and pedestal hand wash basin. There is a Victorian style radiator with heated towel rail, tiled walls and floor, and double-glazed opaque to the rear aspect.

**Outside - Rear:** The beautiful garden offers stunning uninterrupted countryside views and is predominantly laid to lawn with some shrubs and raised brick planters. There are two outhouses, a brick-built coal shed that offers useful garden storage, and a former Victorian wash house which could easily be utilised as a studio or work-from-home office (power is already connected). Within the garden is a shingle area and oil tank, and the garden is partially enclosed with fencing to one side and feature brick wall to the other side, and an open aspect to the rear with pedestrian gate.

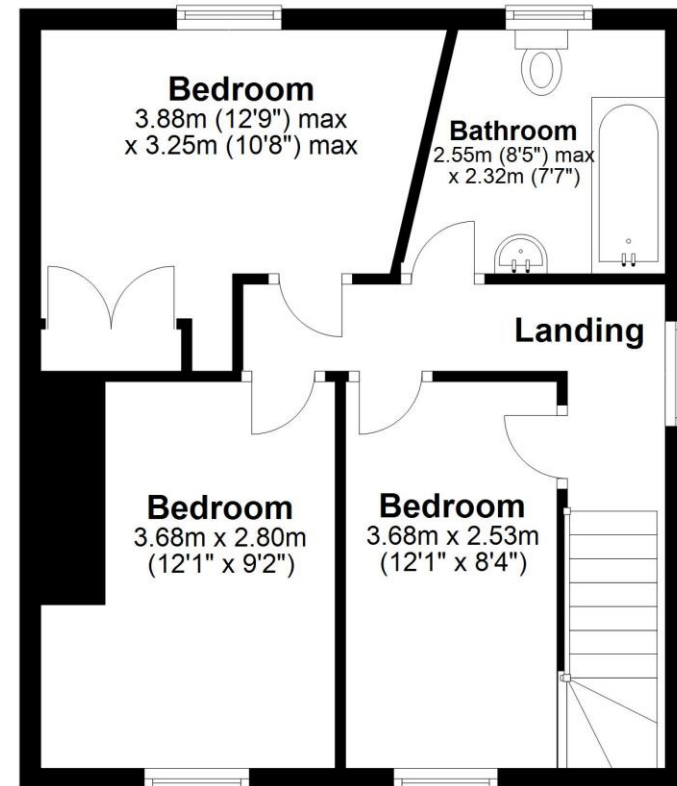
## Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: C



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