



Palmer & Partners



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Capel Grove, Capel St. Mary, Suffolk, IP9 2JS

OIEO: £650,000

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This substantial three bedroom detached house with SELF-CONTAINED TWO BEDROOM SINGLE STOREY ANNEXE is located in a secluded location within the much sought after village of Capel St Mary and occupies a plot of approximately 1/3 acre (subject to survey). The properties are situated at the end of a private lane with fields surrounding; both the main house and annexe have their own oil heating; ample off-road parking to the front; and large 22ft log cabin with power and light connected, and separate 18ft dog grooming parlour which was formerly the double garage. As agents, we recommend the earliest possible viewing to fully appreciate the size of the accommodation on offer which comprises: MAIN ACCOMMODATION - entrance hall, ground floor cloakroom, open plan lounge / dining room, kitchen, conservatory, first floor landing, three bedrooms, and family bathroom; SELF-CONTAINED ANNEXE - entrance hall, cloakroom, lounge, conservatory, kitchen, two bedrooms, and bathroom.

AGENTS NOTE:

The adjoining fields to the plot are currently subject to ongoing planning permissions and the applications can be viewed via the Babergh Council planning portals.

Capel St Mary is about 2 miles from Dedham Vale, which is a designated Area of Outstanding Natural Beauty, and 6 miles from Ipswich which is served by a wide range of local amenities including shops, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Station. Capel St Mary's amenities include a Village Hall, three churches, Co-op store, a bakery, hairdresser, newsagent, Post Office, Doctors surgery with pharmacy, Dentist surgery, Garden Centre and The White Horse public house.





