



Palmer & Partners

Bluegate Lane, Capel St. Mary, Ipswich, IP9 2JX

OIEO: £400,000

Blue Barn Cottages, Bluegate Lane, Capel St. Mary, Ipswich, Suffolk, IP9 2JX

This substantial four / five bedroom barn conversion, situated on a no-through road in the popular village of Capel St. Mary, has a modern feel to it whilst retaining many original Victorian features and benefits from double glazed windows and doors, oil fired central heating via radiators, garage en bloc, off-road parking, and a lovely secluded rear garden.

AGENTS NOTE:

The drainage system is under the control of No.3 Blue Barn Cottages, and the cost to empty and maintain the system is split between the joint users No.1 and 2 Blue Barn Cottages.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; 17ft triple aspect sitting room with wood burner; dual aspect dining room; kitchen; two double floor double bedrooms, one of which could be used as a study; and a ground floor family bathroom. On the first floor are three further double bedrooms, one of which has an en-suite shower room, and another has an en-suite area within the bedroom.

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.





