



The Lookout, Estuary Road, Shotley Gate, Ipswich, IP9 1PZ

Guide Price £600,000 Freehold



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SUMMARY

Escape to the beautiful Suffolk peninsular and enjoy some of the most spectacular coastal views available from the comfort of your own armchair. Elevated, and with a sense of infinity pool, the far reaching, breath-taking panoramic vista views across the River Stour towards Harwich appear to be in touching distance. Tucked at the end of a cul-de-sac in an AONB, adjacent to the 8 acre Shotley Heritage Park, the Lookout was indeed a "lookout" in WW2 to spot channel crossing Luftwaffe. This impeccably presented three double bedroom home was re-built in 1979 on deep pile foundations at 60ft above sea level and boasts 1932sqft of accommodation including a striking open plan kitchen-dining & sitting room with views from multiple aspects, conservatory, three double sized bedrooms, one with en suite, and four piece family bathroom. To the outside there is a sweeping on/off granite chip frontage for ample parking and garage access, whilst to the rear, there is an impressive descending tiered garden with detached alfresco kitchen and office. Glazed viewing platforms and designated entertainment terraces complete the outstanding features this incredible residence offers. It's a challenge to find somewhere to look, without being impressed.

DOUBLE GLAZED DOOR TO

ENCLOSED PORCH

Wood effect flooring, built-in shoe box, glazed door to entrance hall.

ENTRANCE HALL

Two radiators, two built-in cupboards (one housing an off-peak electric boiler and the other housing the hot water tank), wood effect flooring, oak doors to bedrooms and bathroom, glazed oak framed door and steps down to open plan kitchen-dining and sitting room,

KITCHEN-DINING & SITTING ROOM

37' 10" x 15' approx. (11.53m x 4.57m) Double glazed windows to rear and side aspects fitted with Alexa activated motorised blinds, four vertical radiators, a range of classic style base and eye level fitted cupboard and drawer units with marble effect work surfaces, ceramic sink drainer unit with mixer-tap, inset induction hob with extractor chimney over, built-in double oven and separate microwave, integrated fridge-freezer, washing-machine and dish-washer, matching island unit with power sockets, log burner, television point, hard-wired surround sound speakers, wood effect flooring, double glazed door to side aspect, double glazed bi-fold doors to conservatory,

CONSERVATORY

11' 11" x 7' 10" approx. (3.63m x 2.39m) Double glazed to three aspects with glazed and anti-glare tinted pitched roof, privacy side screen, wood effect flooring, dual aspect patio style doors opening out to terrace.

BEDROOM ONE

12' 4" x 12' 4" approx. (3.76m x 3.76m) Dual aspect double glazed windows to front and side, radiator, wood effect flooring, central fan-light.

BEDROOM TWO

12' 4" x 10' approx. 4" (3.76m x 3.15m) Two double glazed windows to side, radiator, wood effect flooring, central fan-light.

BEDROOM THREE WITH EN-SUITE

10' x 9' 4" approx. (3.05m x 2.84m) Two double glazed windows to rear, radiator, BT Openreach point, built-in wardrobe, door to en-suite.





Total Area: 179.5 m² ... 1932 ft²
 All measurements are approximate and for display purposes only

EN-SUITE

Chrome heated towel rail, shower cubicle with thermostatic shower, mounted hand-wash basin with cupboard and drawer unit under, low level WC with concealed cistern, stone effect tiled walls and floor.

FOUR PIECE FAMILY BATHROOM

Double glazed window to side, bath with mixer tap, double shower cubicle with thermostatic shower and glazed inner door to towel and robe store, his and hers mounted wash-basins with mixer taps, and cupboard and drawer units under, low level WC with concealed cistern, hard-wired surround sound speakers, stone effect tiled walls and floor, extractor fan.

OUTSIDE

To the outside there is a sweeping, double gated on/off granite chip frontage offering ample driveway parking, a veranda style seating area with wall mounted EV charger, tool store and garage access. Gated side pedestrian access leads to the rear via a spacious passageway with twin log stores, revealing impressive, versatile terraces which access the detached alfresco kitchen, office, and descending tiered garden. The South Southwest facing tiered garden levels are accessed by winding and steep stairways and offer a range of differing textures from established well stocked ground to low maintenance shingled areas, two elevated lookout platforms present superb panoramic vistas. The lower garden area is gated and allows pedestrian access to a fabulous coastal walkway which connects to the Shotley Heritage Park and beyond. A decked viewing terrace with glazed sections between balustrades offers breath-taking far reaching views across the River Stour towards Harwich and connects to the hot tub and BBQ/sun lounge platforms, adjoining the alfresco kitchen is a dining area with motorised awning over. A prominently positioned seating area with pagoda and retractable material roof over, is perhaps the most desirable outlook of all.

OUTBUILDINGS

WORK FROM HOME OFFICE

7' 8" x 14' 11" approx. (2.34m x 4.55m) Double glazed door entry, double

glazed windows to side and rear, mains cold tap, mains power and lighting.

ADJOINING COVERED STORE

7' 8" x 7' 4" approx. (2.34m x 2.24m) Sliding door entry.

ALFRESCO KITCHEN

8' x 14' 8" approx. (2.44m x 4.47m) Double glazed French door entry, double glazed windows to sides, granite work surfaces with base level storage units and shelving under, hot and cold taps, mains power and lighting, wood effect tiled floor, door to larder/store.

GARAGE

9' 4" x 17' 11" approx. (2.84m x 5.46m) Double door entry, hot and cold water taps, mains power and lighting, loft access with drop down ladder to part boarded loft space with light.

SOLAR & HEATING SYSTEMS

The heating system throughout the main house is off peak electric (GEC nightstore) feeding wet system radiators. The living room has a wood burner. The outbuildings are heated using on peak electric heaters.

The house has three phase electricity, and each phase has a solar panel installation. There is a total of 45 solar panels bringing a feed in tariff income of over £5000 per year. The current feed in tariff contracts run until 2035. This means that the house owner will have in excess of £50,000 income over this next 10 year period.

There is also a 30 tube solar hot water system feeding a 250 litre hot water tank. The hot water tank also has dual immersion heaters for both on and off peak electricity.

The resulting energy performance rating is an excellent A.

DIRECTIONS

Leaving Ipswich town centre and heading south-west on Harland St towards Rapier St, turn left onto Rapier St, at the roundabout, take the 1st exit onto Wherstead Rd/A137, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Rd/B1456, continue to follow B1456, turn right onto Estuary Rd, the destination is at the end on the left.

BABERGH DISTRICT COUNCIL

Tax band E - Approximately £2,714.67 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Shotley primary and Holbrook Academy secondary.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and

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The Lookout Estuary Road Shotley Gate IPSWICH IP9 1PZ	Energy rating	Valid until: 19 March 2035
	A	Certificate number: 0972-1209-3805-6139-1300



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