



Belmont Cottage | The Lane | Creting St Peter | IP6 8QR

Guide Price: £325,000

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

Belmont Cottage, The Lane, Creeting St Peter, Suffolk, IP6 8QR

“A charming two-bedroom period cottage situated in this popular Suffolk village with pretty enclosed garden and detached home office/studio with storage room & utility, along with off-road parking.”

Description

A most appealing two-bedroom character cottage occupying an enviable 'tucked away' position within this sought after Suffolk village located approximately 2.7 miles from Needham Market.

The accommodation comprises: entrance hall, sitting room, kitchen, conservatory/dining area, first floor landing, two bedrooms and family bathroom.

This delightful period home offers much charm and quirkiness throughout and benefits from a wealth of exposed timbers along with a feature brick fireplace in the sitting room. Further benefits include oil fired central heating, sealed unit double glazing and a fabulous detached home office/gym/studio building with cloakroom, store room and utility room.

Outside to the front, a driveway provides off-road parking and access into the garden. The gardens area enclosed and mainly laid to lawn with flower and shrub borders and delightful sheltered patio.

About the Area

Creeting St Peter is located to the west of the larger village of Creeting St Mary within the Mid Suffolk District. From the village there is easy access onto the A14 and to the towns of Needham Market (approximately 2.7 miles) and Stowmarket (approximately 3 miles) where there is a mainline rail station connecting to London's Liverpool Street Station. Nearby schools include Cedars Park Primary School, Creeting St Mary Primary School and Stowupland High School.

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities, and individual shops, including butchers, bakers, tea shops/cafes, public houses and take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist, and a good, local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

The accommodation comprises:

Stable style front door to:

Entrance Hall

Stairs to first floor, exposed timbers, and door to:

Sitting Room Approx 19'1 x 13'4 (5.82m x 4.07m)

Two windows to front elevation, window to kitchen, radiator, feature brick fireplace with bressumer beam over, fitted log burning stove, exposed timbers, spot-lights, under stair storage area with light, and door to:

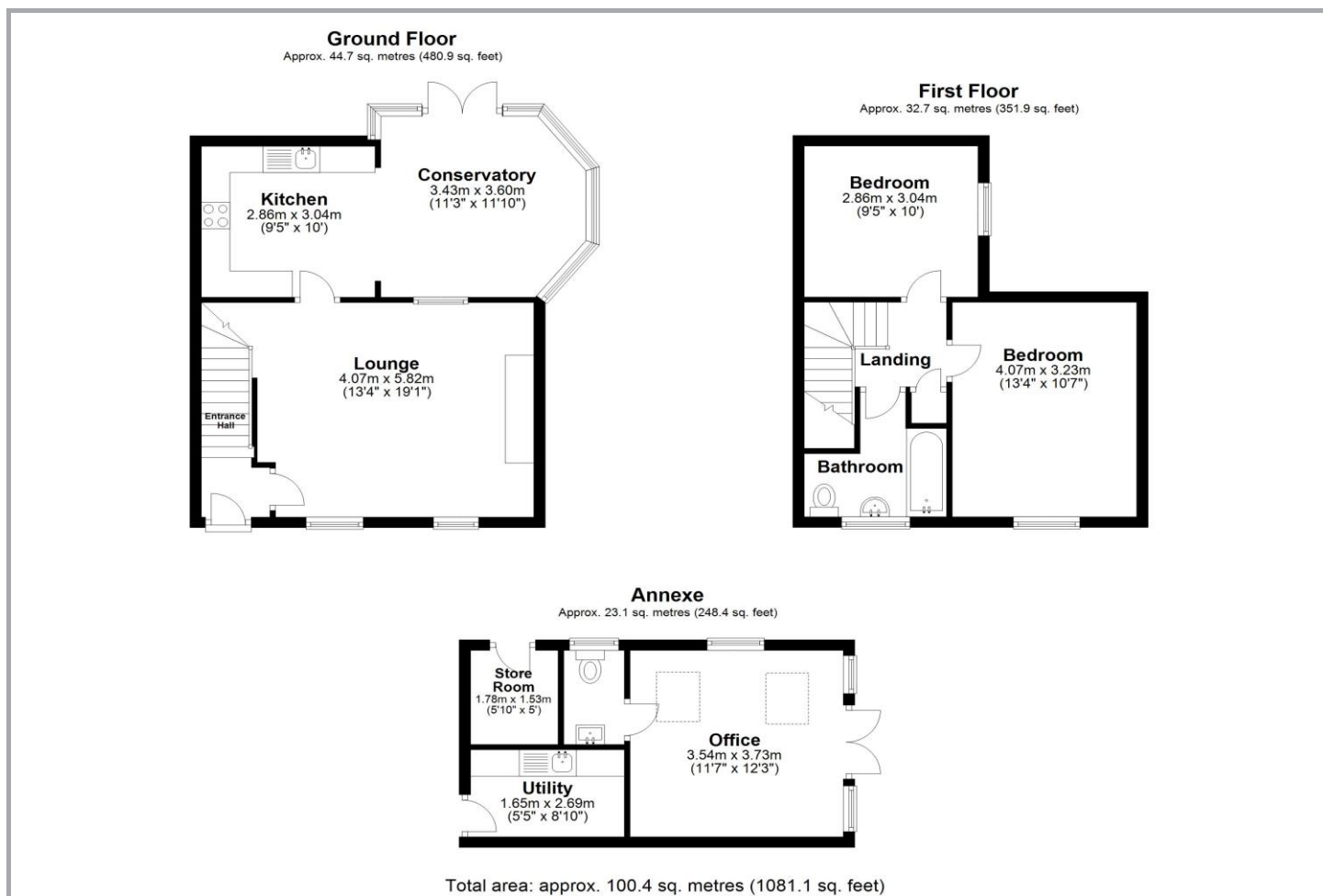
Kitchen Approx 10' x 9'5 (3.04m x 2.86m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, under-unit lighting, space for cooker, extractor fan over, housing/space for American style fridge/freezer, wood-boarded flooring, ceiling down-lighters, and open to:

Conservatory/Dining Area Approx 11'3 x 11'10 (3.43m x 3.60m)

Glazed on two sides, French doors to patio, fitted window seats with electric heater under, wood-boarded flooring, and exposed brickwork.





First Floor Landing

Exposed timbers, spot-lights, built-in linen cupboard with slatted shelving, and doors to:

Bathroom

Comprising panel bath with shower over, low-level flushing w.c., pedestal hand wash basin, heated towel ladder, exposed timbers, wall-light with shaver socket, extractor fan, high-level window to landing, and frosted window to front elevation.

Bedroom Approx 13'4 x 10'7 (4.07m x 3.23m)

Window to front elevation, radiator, exposed timbers, and built-in wardrobes/storage cupboards.

Bedroom Approx 10' x 9'5 (3.04m x 2.86m)

Window to rear elevation, tall upright radiator, built-in wardrobes with storage cupboards above.

Outside

Belmont Cottage enjoys an enviable 'tucked away' position and is accessed via double gates from the driveway, which also provides off-road parking.

The garden is beautifully maintained and is mainly laid to lawn with well-stocked flower and shrub borders and a delightful sheltered patio. The patio beautifully connects the conservatory and home office to the outside space and provides a lovely area for alfresco dining.

Detached Home Office/Studio

A fabulous space which could be utilised as a home office, gym, or studio with cloakroom, storage room and utility room.

Office Approx 12'3 x 11'7 (3.73m x 3.54m)

Window to side elevation, French doors with glazed side panels to patio, two Velux windows, tiled flooring, wall-lights, two Dimplex electric heaters and door to:

Cloakroom

Comprising low-level flushing w.c with concealed cistern, vanity sink unit, tiled flooring, and window to side elevation.

Store Room Approx 5'10 x 5' (1.78m x 1.53m)

Access to loft space with pull-down ladder, tiled flooring, power, light, and part-glazed door to outside.

Utility Room Approx 8'10 x 5'5 (2.69m x 1.65m)

Comprising butler sink with mixer tap over, work surfaces with base cupboards under, matching eye-level units, tiled splash backs, space for washing machine, tiled flooring, and part-glazed door to outside.

Also within the garden is housing for the oil-fired boiler and outside courtesy lighting.

Home Office/Studio





Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

Belmont Cottage
Cresting St. Peter
IP6WCH
IP6 8QR

Energy rating

E

Valid until: 15 March 2033

Certificate number: 0350-2686-3270-2097-4521

Property type Semi-detached house

Total floor area 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk