



2 SHELLEY PRIORY COTTAGES

Shelley | Suffolk



Chapman Sticks

2 SHELLEY PRIORY COTTAGES SHELLEY, SUFFOLK IP7 5RQ

Colchester North Station - 10 miles
Stoke-by-Nayland - 2.2 miles
Hadleigh - 4 miles

- Porch • Sitting room • Kitchen / breakfast room • Utility room •
- Cloakroom • Lean-to • Landing • Two bedrooms • Bathroom •
- Converted attic providing home office / further bedroom •
- Front and rear gardens • Parking area • Detached outbuilding •
- In all, 0.18 acres •

The Property

2 Shelley Priory Cottages is one of just three other tenements which date circa 1890. Built of soft red brick with distinctive gothic sash windows to the façades, these attractive cottages occupy a fabulous rural setting within the parish of Shelley – a hamlet located in a designated area of Outstanding Natural Beauty (the Dedham Vale).

Internally, the cottage provides features which are typical of its architectural period, which include lofty ceilings and cast-iron fireplaces to the sitting room and main bedroom.

The décor throughout is well presented, where a rear lean-to leads into the kitchen, which is fitted on two walls with range cooker, dishwasher and pantry. Further worksurfaces and white goods are to the adjacent utility room, with cloakroom beyond.

The main sitting room provides a focal fireplace, an original pine alcove cupboard and views over the front cottage garden. The first floor provides two double bedrooms which both offer further charming views to both aspect, which are both served by a modern white suite bathroom.

Accessed via the main front bedroom is a further set of stairs which lead to a converted attic, providing a home office or a further bedroom, with a velux window to the rear.

NO ONWARD CHAIN - A CHARMING, WELL-PRESENTED VICTORIAN COTTAGE OCCUPYING AN IDYLIC RURAL SETTING, WITH AMPLE OFF-ROAD PARKING AND ATTIC CONVERSION



Outside, a shared driveway to the south leads to the rear of the property, offering ample off-road parking with a detached timber outbuilding. Immediately to the north is part of the garden which takes full advantage of the fabulous views over adjacent countryside.

Beyond a line of poplar trees is the principal garden which is immediately to the rear of the cottage (west). A central path flanked by areas of lawn lead onto a central dining terrace. Beyond is a further path and area of lawn, with a raised flower border to one side.

Location

Shelley Priory Cottages are situated in unspoilt countryside in the Suffolk/Essex borders within the Dedham Vale AONB, midway between the villages of Stoke by Nayland, Polstead and Shelley. Local amenities can be found approximately four miles away in the market town of Hadleigh. Colchester, Manningtree and Ipswich provide for more extensive needs, as well as direct rail communications to London Liverpool Street station.

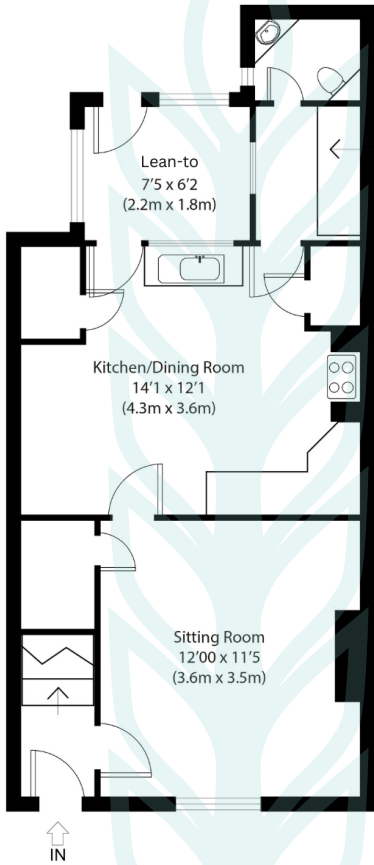
Services

Mains water and electricity. Oil-fired heating. Septic tank drainage which is shared with the remaining three properties.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band B - (2025)

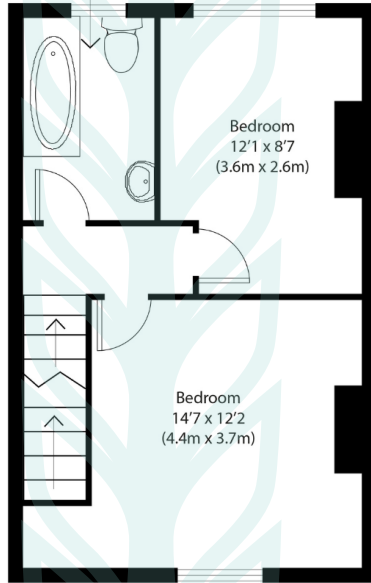




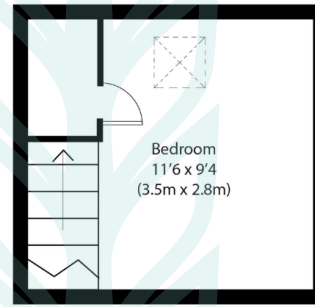
Ground Floor

Utility Room
5'9 x 4'1
(1.8m x 1.2m)

Bathroom
9'2 x 5'6
(2.8m x 1.7m)



First Floor



Second Floor

Approximate Gross Internal Area
950 sq ft (88 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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IP7 5DN

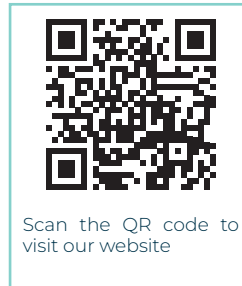
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