

lot 4

address:

The Old House,
Half Moon Lane, Grundisburgh,
Woodbridge IP13 6UE

*guide price:

£200,000 - £250,000

tenure:

Freehold

open viewing:

Thu 19 Nov 10:00 - 11:00
Sat 21 Nov 10:00 - 11:00
Tue 24 Nov 15:00 - 16:00

Please note we consider the structure of The Old House to be dangerous and as such inspection of the cottage will be restricted.

solicitor:

Mr Michael Smith
Michael Smith & Co
Clarence House
21 St Margarets Green
Ipswich
IP4 2BN

EPC: G

planning ref:

Suffolk Coastal District Council
DC/15/2912/FUL

** for definition, please refer to
"auction notes" on page 3*



Proposed West Elevation

PP for luxury, 4 bed single storey home plus... refurbishment of existing cottage

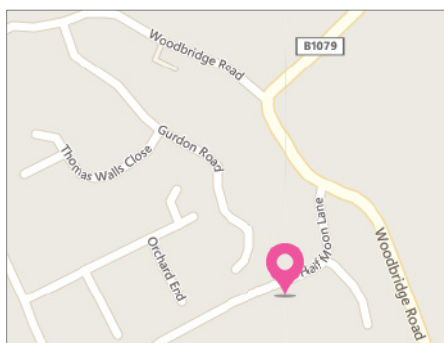
This attractive development proposition is situated in the village of Grundisburgh, 6 miles north-east of Ipswich and 4 miles north-west of Woodbridge on the B1079. This charming village has a church, Baptist chapel, 'The Dog' pub plus a primary school and falls under the catchment of Farlingaye High School with its outstanding academic reputation. Planning permission has been granted on the 1/3 acre plot to erect a stunning detached single storey dwelling incorporating a spacious lounge, open plan kitchen/dining area, a family bathroom and 4 bedrooms, 2 of which are ensuite.

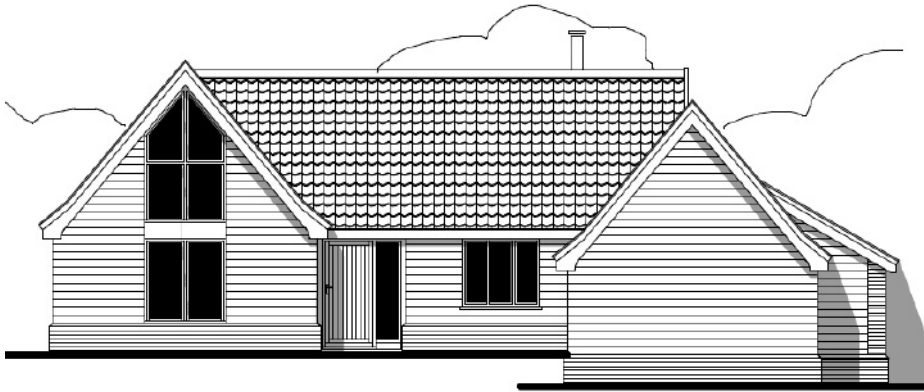
Architecturally interesting vaulted and glazed areas run through the property and bi-fold doors open out onto the garden areas. Cart Lodge style space gives vehicle shelter to the side.

This Lot also includes the opportunity for full refurbishment of the existing C17th dilapidated building, known as 'Old House'. The front elevation will feature a 'Mansard' roofline and refurbishment plans are in place, which will provide separate living and dining rooms, a kitchen/breakfast room and cloakroom on the ground floor and 2 bedroom accommodation plus family bathroom on the first.

The site has been cleared ready for construction and the cottage has been stripped to allow extensive redevelopment to begin.

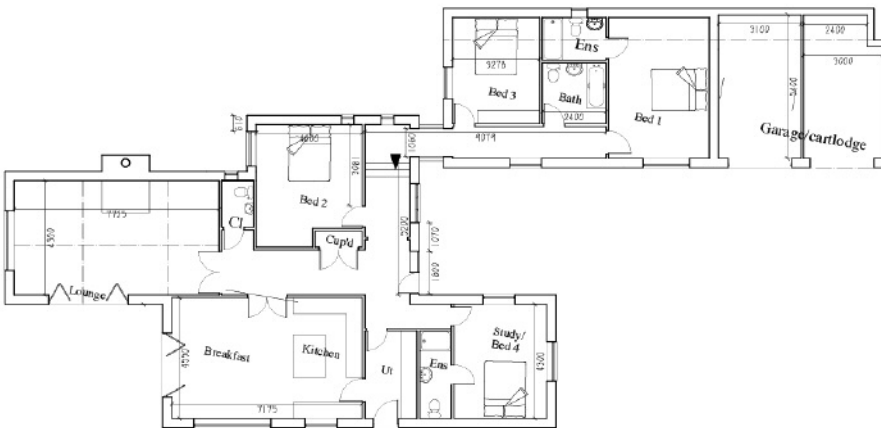
Please note that the planning for the new plot does require that the original Old House is developed simultaneously, as it is located in a conservation area.





Proposed East Elevation

Proposed Floor Plan



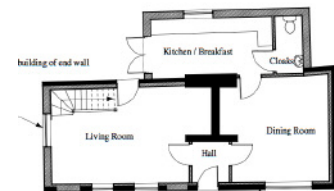
Plans for renovation
of existing cottage



East Elevation



First Floor Plan



Ground Floor Plan

