



Junedale, Chapel Lane, Stoke Ash

Harrison Edge
Estate Agents

Built and owned by the current owners, this detached house has fields on three sides with tremendous views, and is located at the end of a No Through Road. A separate annexe/workshop building has Planning Permission for conversion and extension to create a dwelling complete with own vehicular access.

- Detached house
- Separate building with Planning
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- 2 Garages

Location

Stoke Ash is a rural area just to the south of Eye with an historic parish church, Baptist Chapel, Village Hall and the former Coaching Inn, The White Horse. Chapel Lane, as the name suggests, is home to the Baptist Chapel found as one turns off the A140 Norwich Road into the lane which is a no through road and to the north of the main village area. Junedale sits at the very end surrounded by fields on three sides and one residential neighbour next door. A footpath leads off the lane across the fields and picks up the network of paths and lanes around Braiseworth and in turn those connecting with Eye and Thorndon. With virtually no passing traffic and tremendous views, the property offers rural benefits yet is within easy reach of the wider area via the A140 extending between Norwich and Ipswich. The town of Eye, approximately 3 miles to the north provides an excellent range of everyday shopping facilities along with High School with Sixth Form and Ofsted Outstanding accreditation, Health Centre and Hospital facilities. The South Norfolk town of Diss just further north provides a mainline rail station and commuter service to London Liverpool Street Station.

Description

Junedale is a 'modern' detached house of good proportion, designed and built for the current owner some forty plus years ago in a plot now extending to approximately 0.23 Acres (0.10 Hectares) having acquired additional land to that originally purchased. This good size plot is further enhanced by open fields on three sides across which the property has tremendous views. Whilst one set of gates lead to a garage attached

to the house, a second set of gates lead to a further drive extending across the adjacent annexe/workshop which also contains a garage space. This building in the past has been home to a bicycle sales and repair business and benefits from Planning Permission having been granted following Appeal to convert and extend to form a single dwelling - Appeal Ref: APP/W3520/W/22/3309752.

The house itself is well planned and of good proportion including two reception rooms, sizeable kitchen with pantry and utility along with a good size conservatory beyond. Upstairs, three well proportioned bedrooms can be found off a central landing plus bathroom. Good views across the fields can be enjoyed from the first floor windows, the windows being of PVCu framing and double glazed complementing the oil fired radiator heating.

Entrance Porch

With sealed unit double glazed outer door along with side panel along with a side window. An inner hardwood door and side panel leads through to the...

Hallway

With stairs rising to the first floor accommodation. Telephone point. Wall mounted central heating thermostat. Single radiator.

Lounge 5.41m x 3.63m (17'9 x 11'11)

Extending from front to rear complete with sliding patio doors leading out to the garden. Feature red brick wall along one side incorporates an open fireplace with pamment hearth. Two double radiators each with thermostatic radiator valves. Television point etc.

Dining Room 3.58m x 3.68m (11'9 x 12'1)

With window to the front elevation. Alcove. Serving hatch from kitchen. Single radiator with thermostatic radiator valve.

Kitchen 4.62m x 2.77m (15'2 x 9'1)

Fitted with a range of units in a French Oak finish providing cupboard and drawer storage options along with marble effect worktop. Built-in eye level Indesit grill and oven, four ring adjacent hob with canopy extractor hood. Stainless steel single drainer sink unit. Wall cupboards to match with two glazed cabinets and gallery shelved corners. Upright fridge freezer space. A Grant oil fired boiler supplies domestic hot water and radiators. Walk-in Pantry cupboard. Tiled floor. Window and stable door to the Conservatory.

Utility Room 2.54m x 1.60m (8'4 x 5'3)

Fitted with stainless steel single drainer sink unit, work surface and plumbing for washing machine along with additional appliance space. Tiled floor. A door leads through to the garage.

Conservatory 4.75m x 3.56m (15'7 x 11'8)

Of brick and timber frame construction with tiled roof covering, tiled floor and doors at either side along with assorted opening windows.

First Floor Landing

Featuring a window providing a field view towards Braiseworth. Built-in airing cupboard housing hot water storage tank with immersion heater. Wall mounted Honeywell central heating programmer.

Bedroom 1 3.58m x 3.23m (11'9 x 10'7)

With window to the front elevation and an outlook towards the lane and field beyond. Walk-in wardrobe cupboard. Single radiator with thermostatic radiator valve.

Bedroom 2 4.62m x 2.54m (15'2 x 8'4)

With window to the front elevation and corresponding view to Bedroom 1. Single radiator with thermostatic radiator valve.

Bedroom 3 3.61m x 2.77m (11'10 x 9'1)

With tremendous field view towards Braiseworth. Single radiator with thermostatic radiator valve.

Bathroom

Fitted with a suite comprising pedestal wash basin, low level wc and panelled bath. Window to the rear elevation.

Annexe/Workshops 4.60m x 3.43m & 4.60m x 3.05m (15'1 x 11'3 & 15'1 x 10')

Two principal spaces sit within a block built rendered structure with useful first floor and all set beneath a pitched tiled roof. Power and light is connected along with two windows towards the garden and a third towards the lane. A staircase rises to a floored upper floor within the roof space. Adjoining this initial section sits a...

Garage 4.11m x 3.45m (13'6 x 11'4)

With up and over garage door to the front (garden side) along with a personal door at the rear plus window. A further door leads through to a...

Workshop/Store & WC 4.11m x 3.53m (13'6 x 11'7)

Fourth section for further storage or workspace along with a WC to one corner complete with stainless steel sink and low level wc.

Gardens & Grounds

Junedale is set nicely back from the lane behind a low wall incorporating a foot gate to the front door along with double wrought iron gates providing access to the attached GARAGE. A hedge continues along the lane to a second set of wrought iron gates serving the Annexe/Workshop and driveway leading to the rear corner of the plot and the enclosed, gated concrete Yard. To the side of the house lies a well kept traditional Vegetable Garden with lawn and borders extending across the house and leading down the right hand side. The rear garden extends across the rear of the house and the neighbouring property next door this area having been acquired from the landowner some years ago and which is 'Registered' at Land Registry: the house and original garden is not. The conservatory joins up to a paved patio with raised fish pond beyond which lawn runs up to well stocked borders. Discreetly set to one side behind the Vegetable Garden sits a 'utility' area complete with Potting Shed. Plastic oil storage tank.

Services

The vendor has confirmed that the property benefits from mains water, electricity and private drainage to a septic tank.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text,

photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

Junedale, Chapel Lane, Stoke Ash, IP23 7EU

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax

The property has been placed in Tax Band E.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

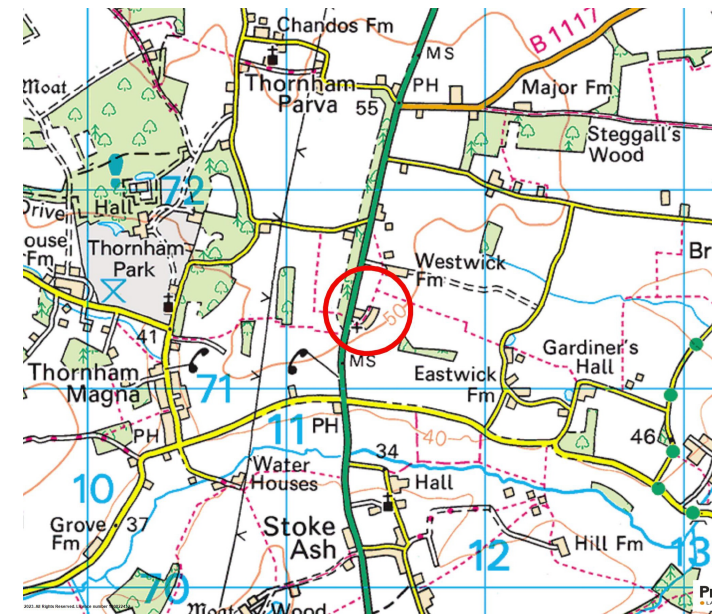
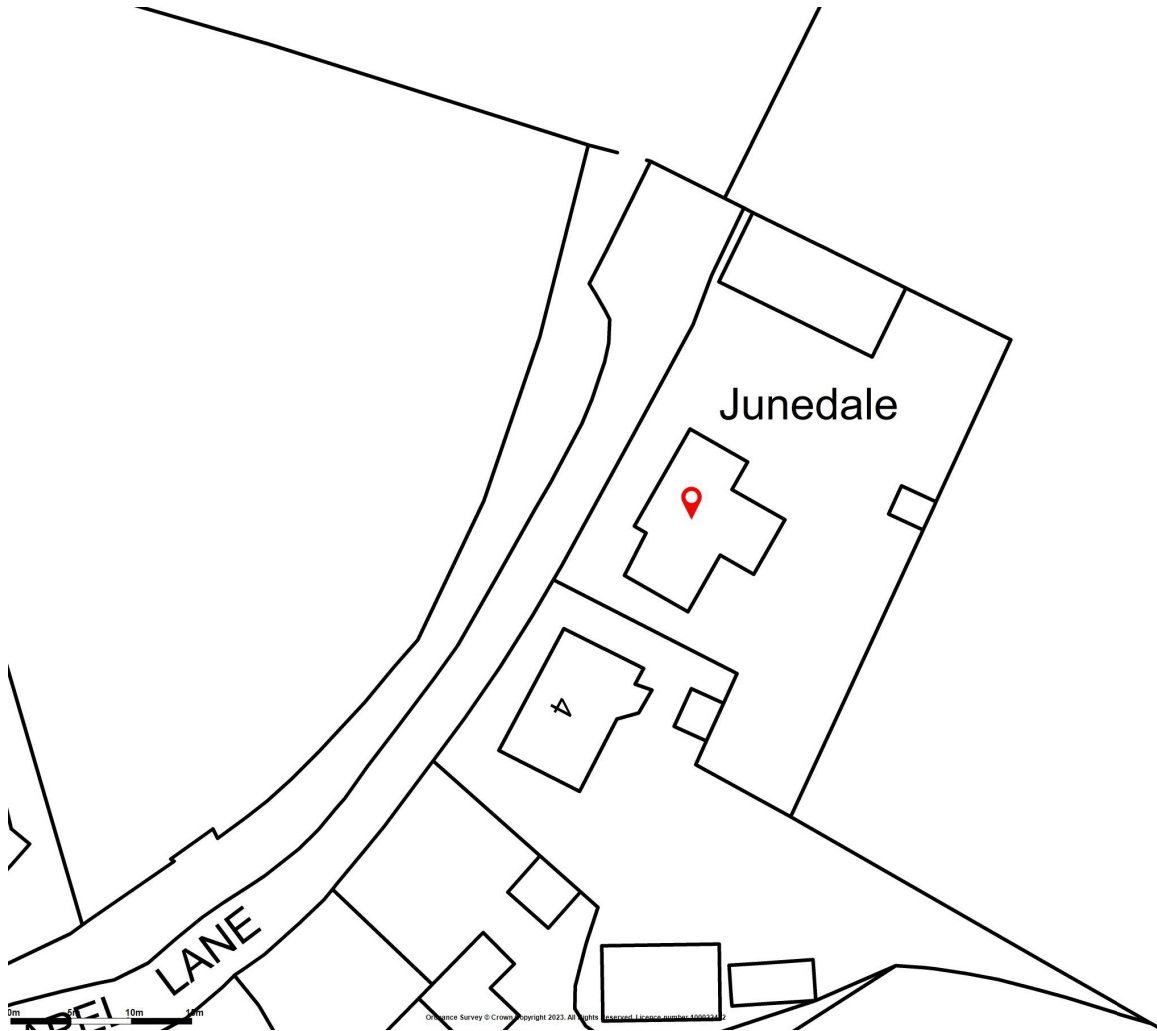
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660

Directions

Chapel Lane, Stoke Ash sits to the north of the main village area and is accessed direct from the A140 by taking the turn marked by the Stoke Ash Baptist Chapel sign. Junedale will be found at the very end of the lane.

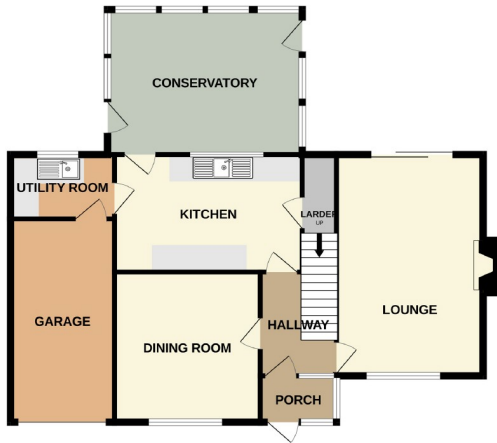


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

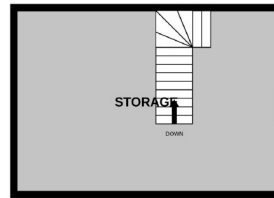
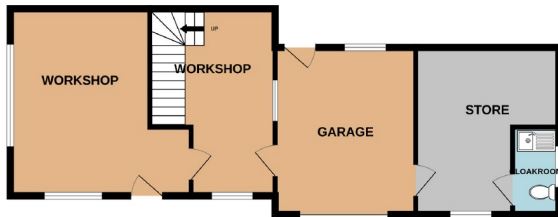
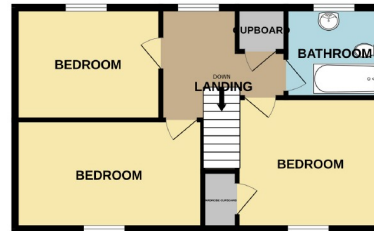
Promap
LANDMARK INFORMATIK



GROUND FLOOR
1593 sq.ft. (148.0 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2447 sq.ft. (227.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Junedale Chapel Lane Stoke Ash EYE IP23 7EU	Energy rating D	Valid until: 24 August 2033 Certificate number: 0337-5728-5200-0025-9226
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Property type	Detached house
Total floor area	127 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 rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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