



SUFFOLK COASTAL

the holiday home estate agent



Boot Cottage

Sandy Lane, Iken, IP12



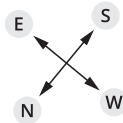
4 bedrooms | Freehold | £575,000

Superb Iken location • Delightful gardens - circa $\frac{3}{4}$ of acre • Three bedrooms • Study/bed 4
Quiet & tranquil position backing onto fields • Numerous outbuildings: cartlodge (parking for one car), workshop, laundry room, & office • Opportunity to extend (subject to consent)
1586 sq ft (147 sq m) • Neighbouring paddock to rent (subject to separate negotiation with the local Farmer) • NB HIGH SPEED BROADBAND achieved by a community village wifi project

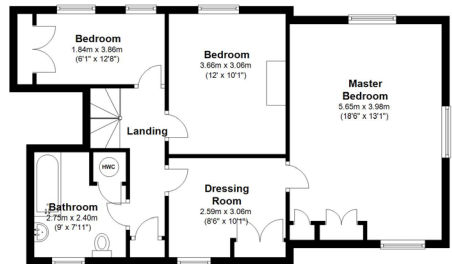
Accommodation comprises: Master bedroom with dressing room; Two further bedrooms (at first floor level); Large family bathroom; Two reception rooms with a natural dining area with vaulted ceiling; Large custom-built kitchen; Bedroom 4/study; Shower room.

Floor Plans

Total area: approx. 1586 sq ft (147 sq m)



Ground Floor
Approx. 908 sq ft (84 sq m)



First Floor
Approx. 678 sq ft (63 sq m)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only/
Plan produced using PlanUp.