



Bristol Hill, Shotley Gate, Ipswich, IP9 1PU

Guide Price £349,000 Freehold



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SUMMARY

CHAIN FREE - A versatile and highly individual three bedroom detached house with striking views, nestled in an elevated position atop Bristol Hill in the sought-after village of Shotley Gate. Built around 2003, this unique architect designed home offers deceptively spacious proportions and is perfect for those seeking both style and comfort in a tranquil, picturesque setting. The generous first floor sitting room is a real highlight of the home, featuring an enclosed integral balcony with double bi-fold windows. These large windows take full advantage of the breathtaking panoramic views down to the river Stour, stretching across to Harwich, creating a stunning backdrop for everyday living. Whether you're relaxing in the sitting room or entertaining guests, the spectacular vistas provide a sense of peace and calm, while infusing the space with natural light. Inside, the house offers flexible living accommodation with ample space for family life or home working, briefly comprising; entrance reception, generous kitchen and dining room, conservatory, shower room, and two flexible receptions/bedrooms on the ground floor, with spacious sitting room, striking enclosed integral balcony, principal bedroom and concealed luxury four-piece en-suite on the first floor. This home is a rare find, offering both individuality and practicality in a highly desirable location. Further benefits include ample off-road driveway parking, double garage/workshop, and sixteen South facing solar panels which significantly reduce living costs. With its captivating views, fabulous coastal walks, spacious design, and close proximity to the village with excellent local restaurants, it's a must-see property for those looking for something truly special on the peninsula.

SHELTERED ENTRANCE

Double glazed door with matching side casement to entrance reception.

ENTRANCE RECEPTION

Radiator, tiled floor, open tread staircase with stainless steel railings and wooden banister rising to first floor, door to walk-in boiler room with floor standing oil fired boiler, doors to.

KITCHEN AND DINING ROOM

26' 4" x 11' 8" approx. (8.03m x 3.56m) Double glazed windows to rear and both sides, a range of base and eye level wood effect cupboard and drawer fitted units with under unit courtesy lighting over marble effect work surfaces and extending peninsular breakfast bar, inset composite sink-drainer unit with mixer tap, electric Rangemaster cooker with extractor chimney over, integrated dish-washer and washing machine, integrated under counter fridge and freezer, tiled splash backs and floor, double glazed door and double glazed patio style door to conservatory.

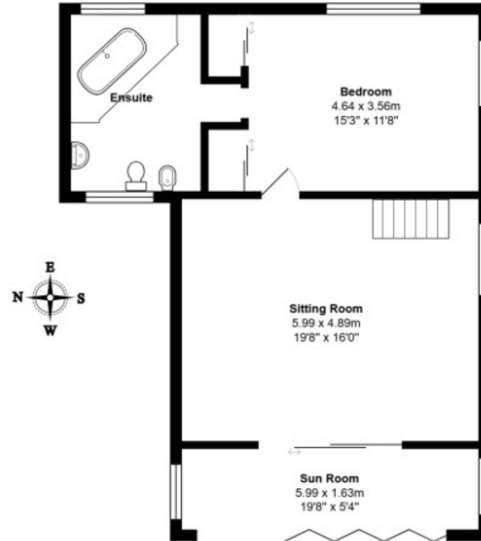
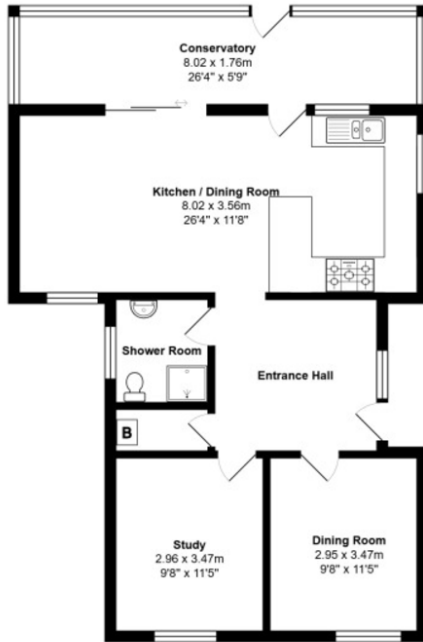
CONSERVATORY

26' 4" x 5' 9" approx. (8.03m x 1.75m) Lean to style, set on brick with UPVC roof and double glazed to three aspects, double glazed door to garden, five top opening windows, light.

BEDROOM TWO/RECEPTION

9' 8" x 11' 5" approx. (2.95m x 3.48m) Double glazed window to front, radiator, television and telephone points.





Total Area: 153.5 m² ... 1653 ft²
 All measurements are approximate and for display purposes only

BEDROOM THREE/RECEPTION

9' 8" x 11' 5" approx. (2.95m x 3.48m) Double glazed window to front, radiator.

SHOWER ROOM

Obscure double glazed window to side, enclosed shower cubicle with electric shower and body jets, pedestal hand-wash basin, radiator, tiled walls and floor.

STAIRS RISING TO FIRST FLOOR

SITTING ROOM

19' 8" x 16' approx. (5.99m x 4.88m) Double glazed window to side, two radiators, wood effect flooring, television point, sliding patio style door with matching side casement to integral balcony, door to principal bedroom.

INTEGRAL BALCONY

19' 8" x 5' 4" approx. (5.99m x 1.63m) Double glazed windows with top opening windows to both sides, double bi-fold windows separating to reveal safety railing and striking views, radiator, tiled floor, lighting.

PRINCIPAL BEDROOM

15' 3" x 11' 8" approx. (4.65m x 3.56m) Double glazed windows top side and rear, radiator, television and telephone points, built-in sliding mirror fronted double wardrobe with reveal to en-suite.

EN-SUITE

Obscure double glazed window to front and rear, radiator, two chrome heated towel rails, steps up to built-in spa bath with mixer tap, shower attachment and body jets, pedestal hand-wash basin, low level WC and bidet, tiled walls and floor, inset ceiling lights, extractor fan.

OUTSIDE

A low maintenance, walled shingled frontage wrapping around to a side driveway providing ample off-road parking, leading to a shingled rear garden with raised pond and flower beds. There is gated side pedestrian access where there is an 1800 litre plastic oil tank for the central heating, up and over door and personal door access to a wooden framed and clad garage/workshop, and sixteen roof mounted South facing solar panels. Note: The garage is offered with adverse possession, not title absolute. Title absolute can be applied for after 12 years.

DOUBLE GARAGE/WORKSHOP

19' 1" x 17' 2" approx. (5.82m x 5.23m) Mains power and lighting, concrete floor.

BABERGH DISTRICT COUNCIL

Tax band D - Approximately £2,221.09 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Shotley primary, Holbrook Academy secondary, and Ipswich High independent.

DIRECTIONS

Leaving Ipswich town centre and heading South-West on Wherstead Road/A137, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Road/B1456, continue to follow B1456, continue through Woolverstone, Chelmondiston, and Shotley villages until you turn right and descend Bristol Hill, the destination is on the right hand-side.

BROADBAND AND MOBILE PHONE COVERAGE

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

CONSUMER PROTECTION REGULATIONS 2008

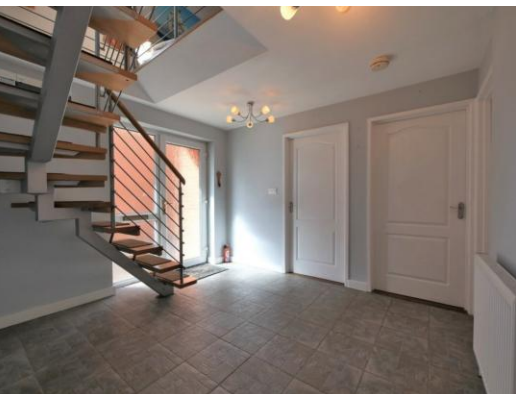
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statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Energy performance certificate (EPC)

Bristol Hill Sholfey Gate Ipswich IP9 1PU	Energy rating	Valid until: 20 March 2035
	C	Certificate number: 3939-6565-4602-7127-4902
Property type	Detached house	
Total floor area	139 square metres	



**VIEWING STRICTLY BY APPOINTMENT
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