



A CHARMING, RUSTIC GRADE II LISTED COTTAGE SITUATED IN A RURAL HAMLET IN GROUNDS OF 0.86-ACRES

The Cottage, Blacksmiths Green, Wetheringsett, Stowmarket, Suffolk IP14 5PY

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ESTABLISHED 1966

The Cottage Blacksmiths Green Wetheringsett Stowmarket Suffolk IP14 5PY

- Stowmarket Mainline Station 9 miles
- Woodbridge 16 miles
- Bury St Edmunds 24 miles

RECEPTION HALL • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • REAR LEAN-TO • GROUND-FLOOR BATHROOM • 3 BEDROOMS • BATHROOM • RANGE OF OUTBUILDINGS • **ALL IN 0.86-ACRE**

Situated in an enviable rural setting within this peaceful hamlet, The Cottage is a charming and authentic Grade II listed the property, offering a wealth of period features including original inglenook fireplaces, exposed beams, studwork and some Suffolk brick floors.

The property has been a much-loved family home for many years, and whilst in good order, there are areas that would require some modernisation and improvement. The accommodation extends to around 1,900ft² arranged over three floors, comprising entrance hall, a double aspect sitting room with inglenook fireplace, another double aspect dining room with inglenook fireplace.

The kitchen would have been a 19th-century addition, providing a good-sized area with pamment floors and fitted shaker-style units with solid wood worktop and Belfast sink, space and plumbing for dishwasher. From the back door is a lean-to conservatory/boot room.

From the kitchen is access to a ground-floor bathroom, with airing cupboard, plumbing for washing machine and water softener.

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(Freehold)



On the first floor are two double bedrooms, one of which has a large airing cupboard, besides which is a door to eaves cupboard that spans the length of the cottage. There is a steep staircase leading to the second floor, with attic bedroom and a further room which is compromised in its access but provides another option as a bedroom.

Outside

The Cottage is located on a quiet tree lined no through lane with access to a large network of field footpaths and a gravel driveway with ample parking. The grounds extend to around 0.86-acres, rich with wildlife, ponds, orchard and lawns, trees and shrubs. The various workshops and outbuildings are fringed by mature hedges and trees.

Location

The Cottage is situated in the peaceful hamlet of Blacksmith Green, close to Wetheringsett. The popular village of Debenham, which offers a range of services and highly regarded school, lies 3 miles away.

More extensive facilities are available in the market town of Stowmarket which is 8 miles away and provides mainline rail services to London Liverpool Street (which takes approximately 80 minutes). The historic towns of Bury St Edmunds and Woodbridge offer further cultural and architectural delights.

Local Authority

Babergh & Mid Suffolk District Council • Tax Band D

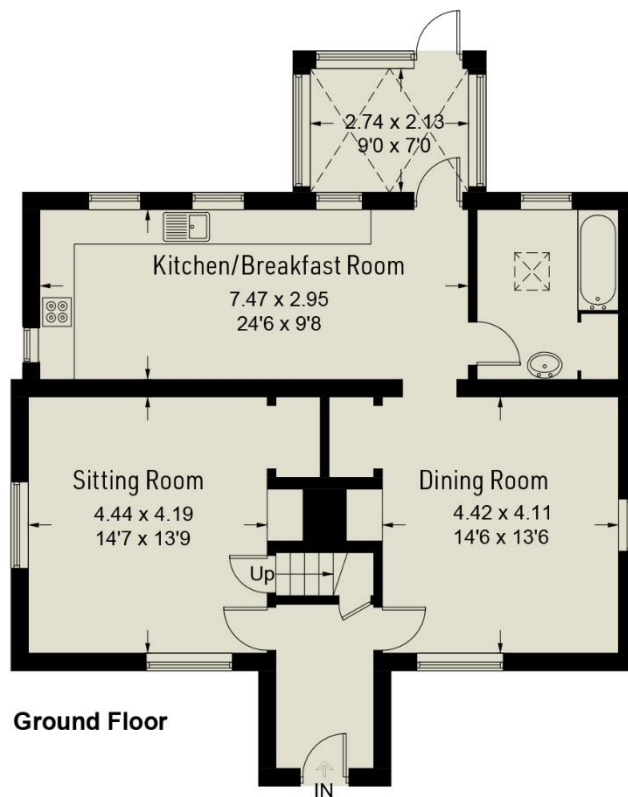
Services

Mains water and electricity • Private drainage via Treatment Plant (shared with neighbouring dwelling) • LPG heating • Broadband: Ofcom suggest 1,000Mb is available • Mobile: Ofcom suggest all providers likely.

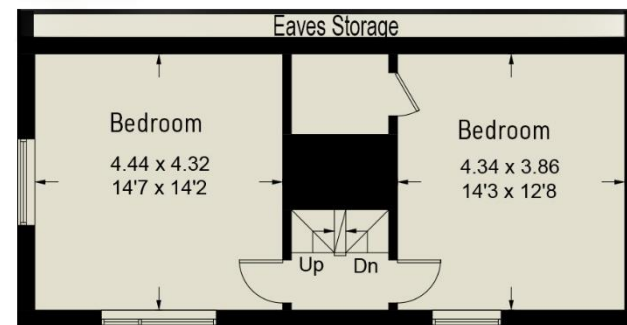
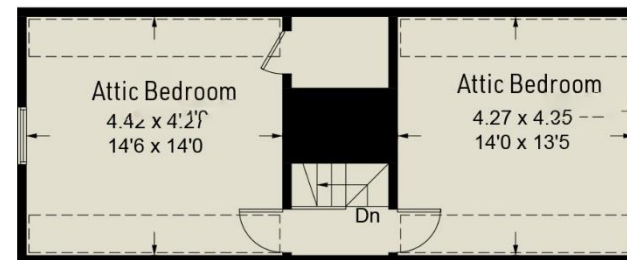


The Cottage, Blacksmiths Green

Approximate Gross Internal Area = 178.1 sq m / 1917 sq ft

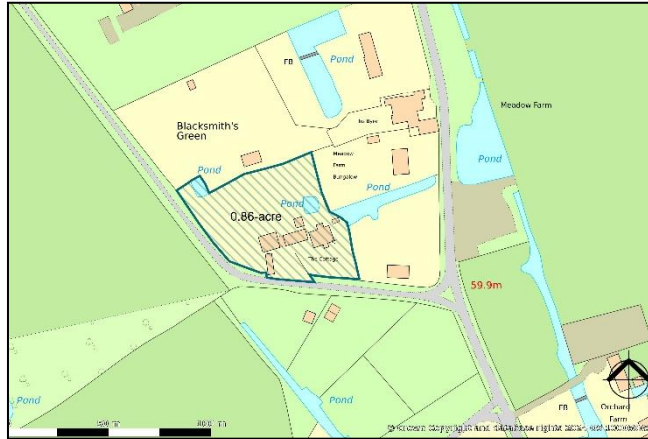


Second Floor

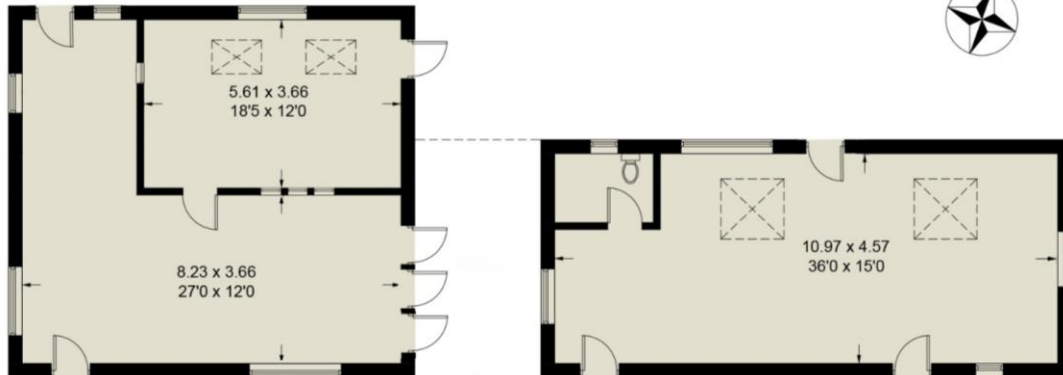


First Floor

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Outbuildings = 129.1 sq m / 1390 sq ft



(Not Shown In Actual Location / Orientation)





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