



POUND COTTAGE
Great Bricett, Suffolk

Carter Jonas

POUND COTTAGE, GREAT BRICETT, IPSWICH, SUFFOLK, IP7 7DN

- 10 miles to Lavenham
- 24.3 miles to Bury St Edmunds
- 14.2 miles Long Melford

Detached Cottage • Period Property • Charming original features • 2/3 Bedrooms • Reception room • Study • Utility room • Ground floor bathroom • Upstairs cloakroom • Flint studio • Pretty cottage gardens • Gardeners paradise

DESCRIPTION

Dating back to the 16th Century this idyllic cottage offers an array of charming features throughout from original flooring to unusual pargetting, fine fireplaces and exposed honey-coloured timbers. Behind the brick-and-flint façade, this cottage provides an entrance hall and utility, with slate floor and finished in a traditional style, adjacent to this is a large family bathroom. Moving from the entrance is the dual aspect kitchen/breakfast room fitted with oak units and worktops, butler sink and an inset solid-fuel Rayburn, all with parquet floor. Like the kitchen, the sitting room enjoys double aspects, with an inglenook fireplace and log burner creating a warm and friendly atmosphere, with a further study/home office to the rear. Via the easy rising staircase, is a landing area providing access to two generous double bedrooms. Displaying exposed floorboards and fitted wardrobes. There is a cloakroom that completes the first floor.

OUTSIDE

The gardens are a key feature of the property, with outstanding, beautifully landscaped and very well stocked beds, paths and borders.

To the front are established, raised flower beds, with an attractive brick-block paved path leading you to the main gardens to the rear.

A CHARMING THATCHED COTTAGE OFFERING ORIGINAL PERIOD FEATURES, 2/3 BEDROOMS WITH STUNNING GARDENS AND A PERFECT WORK STUDIO, ANNEX OR AN ADDITIONAL ENTERTAINING SPACE, AND SUBJECT TO PLANNING COULD PROVIDE AN INCOME, ALL WHILST SET IN A CHARMING VILLAGE.



OUTSIDE CONTINUED

Here you will find laid lawns and further landscaped beds and borders full of flora, which create a truly calm and relaxing setting. The wooden summer house and seating areas are a delight. Further around, is a 'secret' rose garden through a hedge archway which brings you back to the front of the property.

To the front is parking for three cars. One of the outstanding features here is a delightful and spacious flint detached studio with light and cast iron electric radiator which provides full heating. The studio has potential to be easily converted to form a fully independent abode, ideal for holiday lets. Possibly subject to pp.

LOCATION

Great Bricett is a charming hamlet village which dates to medieval times and boasts quaint Suffolk architecture and a real 'picture postcard' feel with a church and active village hall.

The popular village of Bildeston is 4 miles away and has a village store, doctors surgery and two well regarded pubs. Stowmarket is 6.5 miles away and offers more extensive amenities such as large supermarkets and retail shops, with a mainline station taking you to London Liverpool St in 1 hour and 25 minutes .



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas and water. Gas-fired central heating. Private drainage

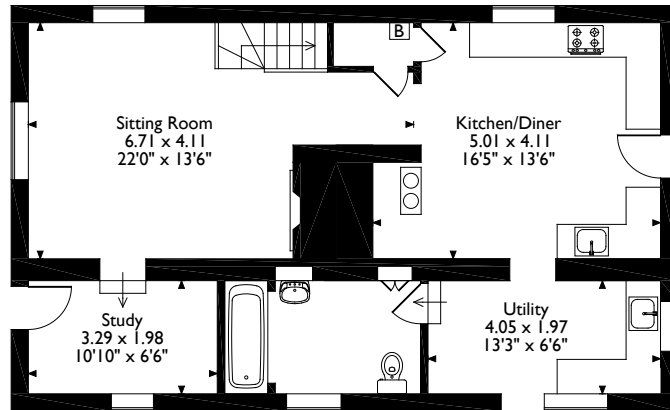
Local Authority: Babergh & Mid Suffolk District Council

Council Tax: Band D

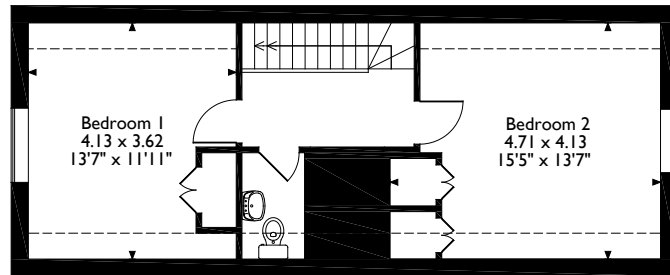
Viewings: By appointment with Carter Jonas
T: 01787 882881



Pound Cottage, Great Bricett, Suffolk
 Approximate Gross Internal Area
 Main House = 108 Sq M/1162 Sq Ft
 Outbuilding = 20 Sq M/215 Sq Ft
 Total = 128 Sq M/1377 Sq Ft

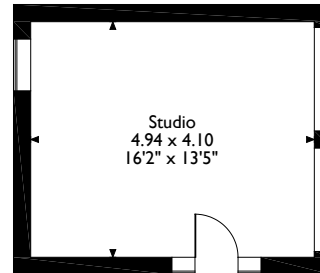
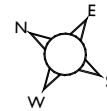


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Outbuilding



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