



Rose Cottage The Tye, Lindsey

Ipswich, IP7 6PP

Guide Price £525,000

A delightful grade II listed detached three bedroom thatched cottage with three reception rooms, kitchen/breakfast room, utility room, conservatory, ground floor shower room and a first floor bathroom, together with a detached garage/workshop, ample off road parking and beautifully maintained and generous gardens. The property benefits from an abundance of period features throughout and stunning countryside views. All located down a quiet country lane in the pretty village of Lindsey.

As you enter the property, there is a hallway with a staircase rising to the first floor, storage cupboard and doors to the dining room and family room, which has dual aspect windows to the front and side and a Victorian cast iron fireplace. The dining room has a window to the front, large inglenook fireplace and openings to the conservatory and living room, which has dual aspect windows to the front and side and features a further large inglenook fireplace. The kitchen/breakfast room has a window to the rear overlooking the rear gardens, doors to the utility room and conservatory and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, breakfast bar and an integrated oven with four burner hob and extractor above. The conservatory has windows to the rear overlooking the gardens, French doors overlooking and leading out to the same and a door to a spacious rear hallway, which has a window to the rear overlooking the gardens, door leading out to the same, staircase accessing bedroom 1 and a door the shower room.



On the first floor and accessed via the main staircase, there is a landing with a window to the front offering stunning countryside views, storage cupboard and doors to the bathroom and bedrooms 2 and 3; which also both benefit from countryside views. Bedroom 1 is accessed via the rear hallway staircase and has dual aspect windows to the front and rear offering countryside views.

Outside, to the front, the gardens are laid mainly to lawn with a mature tree, some mature flowers and shrubs and an attractive pathway leading to the front door and a rear access gate. There is also a detached garage/workshop to the front and a driveway providing ample off road parking. To the rear, the beautifully maintained gardens are laid mainly to lawn with an extensive variety of mature trees, flowers and shrubs, terraced seating area and a greenhouse. All bounded by a mixture of brick walling, fencing and hedging.

Council Tax band: F

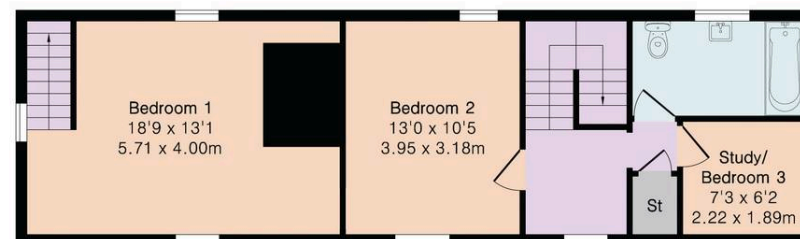
Tenure: Freehold

Approximate Gross Internal Area 1866 sq ft - 173 sq m

Ground Floor Area 980 sq ft – 91 sq m

First Floor Area 594 sq ft – 55 sq m

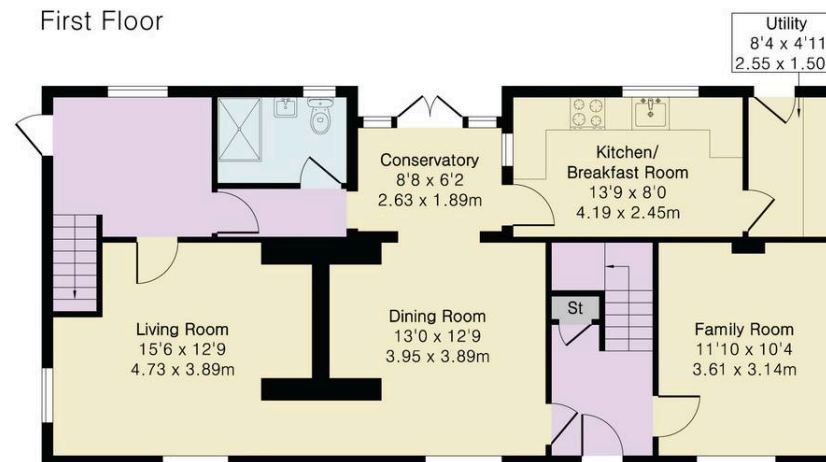
Garage Area 292 sq ft – 27 sq m



First Floor



Garage



Ground Floor

FROST
& PARTNERS



FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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