



Burnt Hall Cottage Elmsett Road, Whatfield

Ipswich IP7 6LL

Guide Price £495,000

Burnt Hall Cottage

A beautifully presented four-bedroom cottage nestled in serene, tranquil surroundings, Burnt Hall Cottage has undergone a thoughtful programme of refurbishment over recent years, blending contemporary style with timeless charm. Set against a backdrop of rolling green fields near the sought-after village of Whatfield, this home offers the perfect blend of countryside living with convenience.

Inside, the ground floor offers spacious and versatile accommodation, including a welcoming entrance reception, kitchen, study, sitting room, and a dining room with a wine larder. The refurbishment has carefully retained and restored the cottage's original features, including exposed wooden beams and character fireplaces, creating a warm and inviting atmosphere throughout. A recently added cloakroom off the kitchen adds to the practicality of the home.

The kitchen overlooks the rear garden, includes a recently added cloakroom and offers direct access outside. It is fitted with a stainless steel sink inset into a range of work surfaces with cupboards and drawers beneath, complemented by wall-mounted cupboards, a pantry, integrated oven, infrared hob, and space for a washing machine and tumble dryer.

Upstairs, there are four generously sized double bedrooms, each offering its own unique charm and enjoying beautiful countryside views. An inner hallway with reduced head height leads to the shower room and separate w/c.



In addition, the property has benefited from significant updates, including recently insulated walls, replastered ceilings, and a new central heating system with an air source heat pump. The main cottage has been completely rewired, including a new fuse box, light switches, plug sockets, and external security lighting. All rooms have been freshly decorated, with recently fitted carpets throughout. Custom-made double-glazed windows have been installed throughout, and all three external doors have been replaced and fitted by Anglian Windows. New flooring laid in the entrance reception room, and the installation of solar panels on the rear roof, further enhancing the cottage's comfort and energy efficiency. There is ample space to the side of the property to accommodate a large double garage and parking for several vehicles, subject to planning permission. The property occupies a unique, private, elevated position with no direct neighbours, enjoying panoramic views over surrounding fields and woodland.

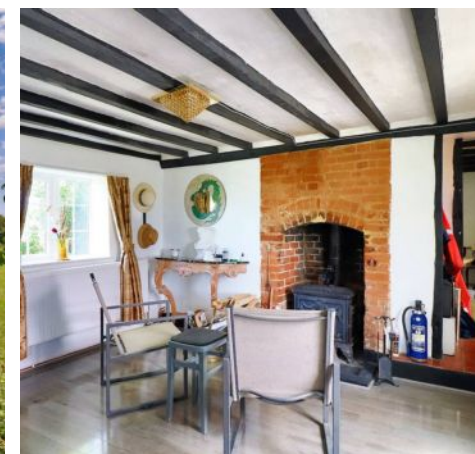
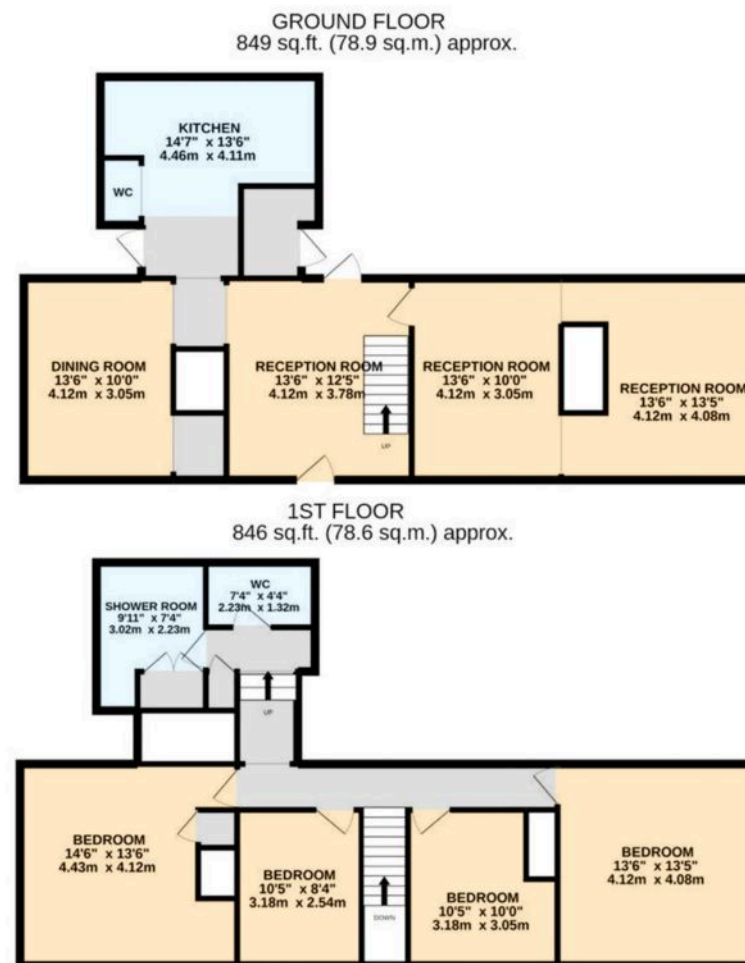
Outside, the front garden is laid mainly to lawn, with a driveway and car port providing off-road parking. To the rear, the garden is also laid mainly to lawn, complemented by a paved seating area ideal for outdoor dining and entertaining. The garden is bounded by mature trees and hedging and backs onto stunning open countryside. An outside store and garden shed are included.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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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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