



Rock Estates



Cherry Tree Cottage Lower Street
Baylham, Ipswich, IP6 8JW

Offers in excess of £650,000



Cherry Tree Cottage Lower Street

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- Charming Detached Grade II Listed Period Cottage
- Off Road Parking, Car Port, Garage
- Sympathetically Refurbished Throughout - Turn Key Family Home
- Character Features; Exposed Fireplaces, Log burners, Exposed Brick And Wooden Beams
- Field Views To The Rear, Wrap Around Garden With Stable And Potting Shed
- Easy Access To A14/A12 And Easy Access To Either Needham Railway Station Or Ipswich/Stowmarket Railway Stations With Direct Links To London Liverpool Street
- 0.6 Of An Acre STS
- No Onward Chain

Property Description

Charming detached Grade II listed period cottage dating back to the 16th century located in the picturesque village of Baylham, only a short 2 miles from the pretty town of Needham Market which features an array of independent shops, restaurants, cafes and pubs to choose from. With the countryside on your doorstep, there are plenty of wonderful walks to discover, taking in the scenic views across Suffolk to the beautiful flow of the river gipping, with an abundance of wildlife to be observed.

There are also great train links from Needham Market into London Liverpool Street, which takes on average of 1hr and 26 minutes or a direct line into Cambridge that takes an average of 1hr and 12 minutes.

This property boasts a perfect blend of traditional charm and modern living, making it a truly special place to call home. The cottage is a testament to the thoughtfulness and care that has been taken by the current vendors with their renovation and how they have carefully retained and highlighted the character that floods this property whilst incorporating modern features.

Follow the single pathway through an oasis of mature plants and shrubs to discover this substantially sized cottage offering ample space with its multiple reception rooms and snugs. With original features such as exposed fireplaces, log burners, exposed brick and oak beams all highlighting the charm of this quaint cottage. The kitchen seamlessly incorporates the period features such as the exposed beams, original brick floor and inglenook fireplace with the inset butler sink and gold tap fixtures, solid wood units and worktops. The cottage enjoys four exceptionally sized bedrooms, recently refurbished with high quality materials all featuring exposed beams.

To the first floor there is an ensuite to bedroom one and a further shower room, whilst to the ground floor there is a further bathroom offering both a free-standing roll-top bath and separate shower cubicle, all of which have been recently renovated to the highest standards using only the finest quality materials, fixtures and fittings.

Outside, you'll find expansive gardens (in the region of 0.59 acres) overlooking the Suffolk Countryside. The mature gardens wrap the property and offer a variety of different spaces to enjoy such as an orchard with a variety of fruit trees such as plumb, pear and apple and a working well. A landscaped patio area accessed directly outside the garden room that displays an array of mature plants and shrubs such as grape vines, wisteria and an established magnolia tree and is the perfect spot for relaxing or hosting alfresco gatherings. There is ample outside storage including several sheds, greenhouse, detached garage, and stables. To the side of the property there is a car port and plenty of off-road parking for a number of vehicles and all offered with no onward chain.





Hall

Doors to main house, ground floor bathroom and boot room consisting of a tiled floor and exposed beams.

Ground Floor Bathroom

Singled glazed timber framed window to rear. Free standing bath. Low level W.C. Inset basin in unit. Shower cubicle with rainfall shower head. Exposed bricks and beams. Part tiled walls. Radiator.

Dining Area

Single glazed timber framed window to rear. Log burner. Exposed beams. Tiled floor. Stairs to the first floor.

Kitchen

Three single glazed timber framed windows to side. Open fireplace. Exposed beams. Range of under counter cupboards and drawers. Oak worktops. Oak worktop. Inset butler sink with gold finish dual taps. Integrated dishwasher. Space for range cooker. Pantry cupboard. Paved brick floor. Part tiled walls. Radiator.

Living Room

Two single glazed timber framed windows to the front aspect. Open fireplace. Exposed bricks and beams. Two Radiators. Single glazed doors open to:

Garden Room

Single glazed timber framed windows to side and rear. Single glazed door opens to patio area in rear garden. Tiled floor.

Snug

Part single glazed timber door to front. Single glazed timber framed window to front. Multi fuel burner with brick fireplace. Exposed beams. Radiator.

Office

Single glazed timber framed window to side. Exposed brickwork. Tiled floor. Workbench. Part tiled wall.

Landing

Exposed beams. Single glazed timber framed window to front. Radiator. Doors to:

Bedroom One

Single glazed timber framed windows to front, side and rear. Exposed beams. Two radiators.

Ensuite

Shower cubicle. Vanity unit with inset sink. Laminate floor. Exposed beams.

Bedroom Two

Single glazed timber framed windows to rear and side. Two built in cupboards. Two radiators.

Bedroom Three

Single glazed timber framed windows to front and side. Exposed beams. Built in cupboard.

Bedroom Four

Single glazed timber framed window to rear. Single glazed window to landing. Exposed beams. Radiator.

Shower Room

Single glazed timber framed window to rear. Shower cubicle with traditional chrome fixtures including dual shower attachments with rainfall shower head. Hand wash basin. Low level W.C. Part tiled walls. Tiled floor. Exposed beams and brick. Radiator.

Externally

To the outside of the property the grounds offer ample space that have been divided into separate linking sections whilst overlooking the rolling Suffolk Countryside and farmland.

The gardens have been well maintained with a formal garden offering a paved patio area that has also been partly laid to lawn. Enclosed with a variety of mature flower and shrubs such as Wisteria and Grape Vines it is the perfect oasis to relax and unwind in whilst enjoying the field views. There is a brick storage shed that also houses the boiler and outside tap.

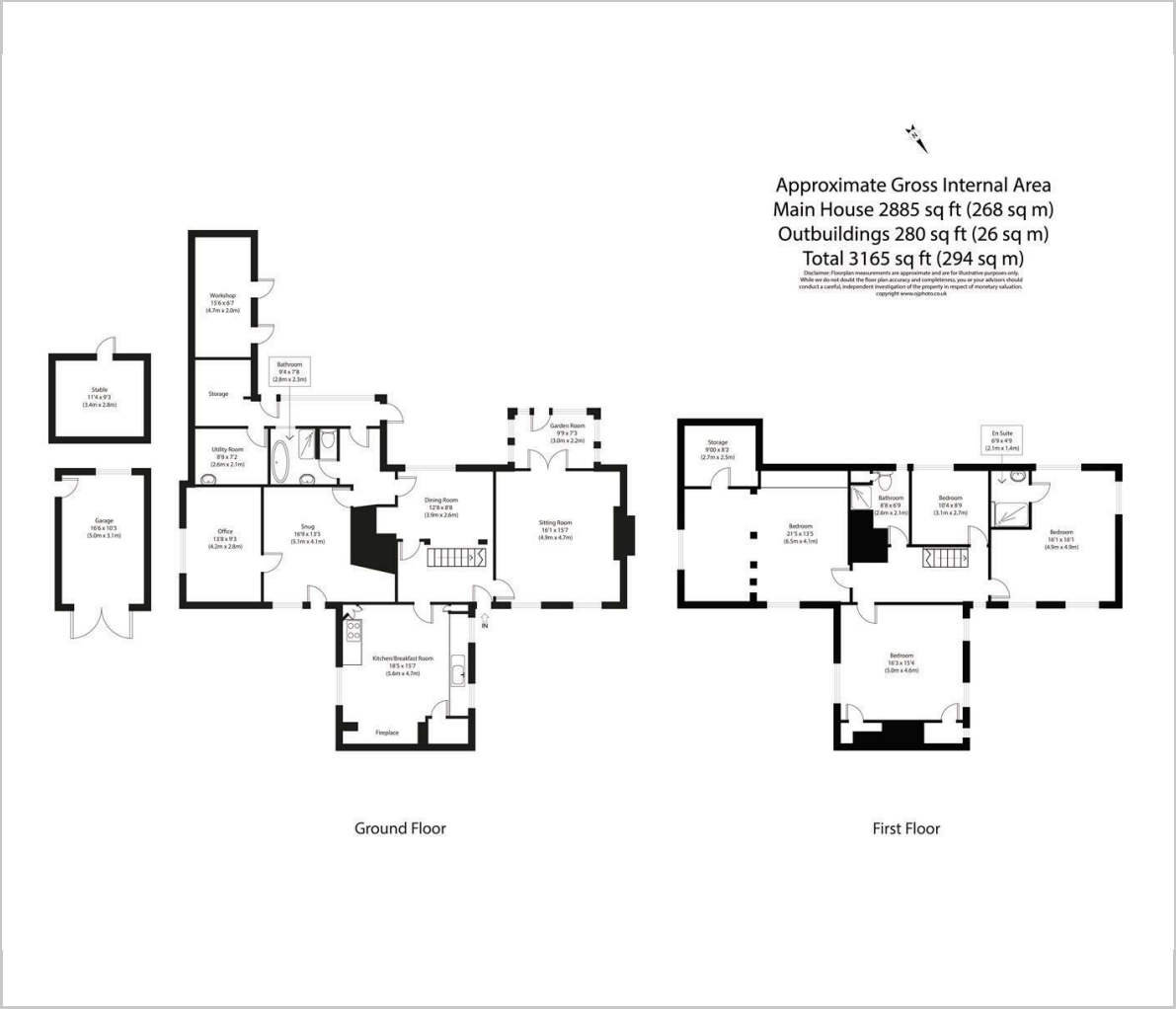
In addition to the more formal garden there is an orchard that is laid to lawn with an array of mature fruit trees, enclosed within a flint wall. There is a working well as well as gated access to the main patio area.

Furthermore there is a greenhouse and stables currently used as further storage with power and light connected. Directly outside the stables is a further laid to lawn area which could be utilised in a number of ways, such as a further seating area, play area, or grazing land for animals.

Garage & Parking

There is a timber framed garage with power and light connected offering more storage. The property also boasts ample off road parking to the front for multiple vehicles.

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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